Are you considering developing affordable housing units? Are you aware of the due diligence requirements associated with the LIHTC credit application in your state?

One of the most successful federal tax credit programs in history, the low income housing tax credit (LIHTC) has been incredibly effective at stimulating the development of affordable housing in our communities. When combined with various state and local credits and incentives, it can provide healthy financial benefits to industry organizations, while performing a valuable community service.

Over a 10-year period, the LIHTC provides affordable housing developments substantial financial resources equal to 70 percent of a new building’s qualified basis, or 30 percent of an existing building’s qualified basis.

The benefits of the LIHTC, however, do not come without challenges. RSM’s specialists are skilled at providing services to developers, investors, intermediaries, state housing finance authorities and local public housing agencies. Our professionals have a depth of experience that enables us to provide clients with audit, tax and consulting guidance as they consider pursuing a low-income housing project.

**Many needs, one service provider**

**Assurance services and tax compliance**: Financial reporting for the purposes of investor oversight, project financing and income tax purposes is commonly required for affordable housing projects. RSM has experience providing cost-effective fulfillment of these needs.

**Application assistance and preparation**: Developers applying for the LIHTC are faced with extensive due diligence requirements, and must understand the detailed rules and competitive nuances associated with each state’s application process. Additional capacity and expertise are frequently needed to successfully complete a competitive application.

**Intermediary organizational assessments**: Institutional investors in both proprietary and multi-investor funds have become interested in objective reviews of intermediary organizations. RSM approaches these reviews by providing a cost-effective report that addresses process flow by functional category, performance statistics, financial and organizational capacity and benchmarking.

**Asset management consulting**: As portfolios grow and age, there is an increasing need among all industry players to measure and monitor performance effectively. It is important to identify and address performance issues early to remain competitive in the industry. Our asset management services also enable organizations to identify and leverage high-performance characteristics across their portfolios.
The RSM approach

RSM has the tools and methodologies to fulfill client needs efficiently and effectively. Our level of knowledge in affordable housing provides flexibility that allows us to tailor our services to individual client needs.