



Photo: Courtesy of Minneapolis Public Housing Authority
Thomas T. Feeney Manor and Heritage Park Senior Services Center in
Minneapolis, Minn.



NOVOGRADAC®

PHA SERVICES

Providing a wide range of services to assist public housing authorities to develop and implement solutions to the challenges posed by public housing financing.

KNOWLEDGE ♦ EXPERIENCE ♦ SERVICE

KNOWLEDGE TO TACKLE THE COMPLEXITIES OF HUD PROGRAMS

Novogradac offers a wide range of services to assist public housing authorities (PHAs) with the challenges in today's climate. The firm is recognized nationwide for its expertise and leadership in the affordable housing industry. Our PHA team is committed to developing and implementing creative solutions to the issues facing PHAs. We offer the knowledge and dedication to tackle the complexities of PHA programs and specialize in the intricacies that affect PHAs and their operations. Our professionals are experts in auditing the entity-wide financial statements of public housing authorities as well as guiding PHAs through the processes of the various public housing program guidelines. We offer our PHA clients assistance in evaluating whether implementing new HUD programs such as the Rental Assistance Demonstration (RAD) or Move-to-Work (MTW) is beneficial and we also assist in identifying and correcting compliance issues found in HUD or independent audit reports. We can also help prepare the appropriate response to these audit reports and related issues in order to resolve compliance concerns.

Our fundamental mission at Novogradac is to focus on a PHA's mission and business objectives. The firm is dedicated to providing value added services and practical solutions based on innovative thinking and effective implementation. We work with PHAs to meet their goals and missions and to improve their performance. We pride ourselves on the vigilance with which we meet deadlines and the quality of our client service and delivered product. We provide excellent personal attention to each of our PHA clients, and we pledge to place you on the top of our priority list.

COMPREHENSIVE AUDIT, TAX AND CONSULTING SERVICES

Novogradac's experience in the public housing industry includes a range of services in connection with some of the most common and complex HUD programs such as RAD, MTW, mixed finance, tax credits and ongoing compliance with various federal programs. A sample of the firm's services includes:

INDEPENDENT AUDIT SERVICES

- Audit of the PHA's entity-wide financial statements in accordance with Government Auditing Standards.
- Audit of compliance with PHA programs in accordance with the Uniform Guidance.
- Audit of PHA affiliated and component unit entities such as tax credit partnerships and nonprofit developers and property managers.

TRANSACTION/COMPLIANCE CONSULTING

- Transaction/entity structuring including combining public housing with low-income housing, new markets, historic or renewable energy tax credits and various state tax credit programs.
- General financial compliance consulting.
- Identification and resolution of key financial compliance issues.
- Tenant file reviews.
- Property management compliance implementation.
- Tax credit application assistance.
- RAD program analysis, entity structuring and implementation assistance.
- Assistance in developing entity-wide cost allocation plans, including affiliated and component unit entities.

ACCOUNTING SERVICES

- Annual REAC submissions.
- Performance of Agreed Upon Procedures engagements required by REAC.
- Preparation of affiliated and component unit federal and state tax returns.

NOVOGRADAC'S TEAM LEADERS



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