

HUD Audit Guide – Chapter 3

HUD Multifamily Housing Programs

[Text in this font is information from the new Chapter 3. Text in this font is guidance from other sources.]

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3-1. BACKGROUND. This chapter contains the U.S. Department of Housing and Urban Development's (HUD) requirements for conducting the compliance portion of the annual financial audits of profit-motivated and limited-distribution entities participating in HUD's Federal Housing Administration (FHA) multifamily housing programs "except for hospitals, which are covered by chapter 4 of this guide. For audits performed under this chapter, which include many different types of projects, the required compliance testing must be done for each project on an individual basis except when the project is owned and/or managed by an entity that owns and/or manages multiple HUD/FHA-assisted projects. When this condition exists, audit guide compliance sections, paragraph 3-5.L, Tenant Application, Eligibility, and Recertification; paragraph 3-5.I, Tenant Security Deposits; and paragraph 3-5.M, Management Functions, can be audited on an individual project basis or can be sampled using a group project-basis sample (defined later in this section) if

2

A. The same system is used by management for the compliance section for all projects selected for inclusion in this group project-based sample.

AHACPA Note – The definition of what constitutes a "same system" has not been outlined by the OIG. The degree of acceptability could vary by practitioner. The auditor is cautioned to exercise professional judgment in making this assessment.

B. For the projects that are to be included in the population and sample, the compliance section has the same supervisor for all projects, the procedures followed are identical, and the test of internal controls did not disclose any weaknesses.

C. The owner(s) agrees to the project-based sample method.

AHACPA Note – The consensus among practitioners is that this approval is best documented in the engagement letter. If the engagement letter is signed by the management company, a separate letter must be obtained by the CPA from the owner agreeing to the group-based sample. Further, owners and CPAs should be aware of the potential finding consequences due to non-compliance of other owners in the sample that could impact their compliance reports.

D. The auditor fully documents in the work papers the above information upon which the determination was made, including the owner's signed agreement.

3

All other compliance sections except for the three cited above must be performed on each project.

When a condition or weakness is found during the testing that is required to be reported, it must be reported in the audit report for each project in the population. Reference should be made to each report that contains that type finding. If dollars are

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Consolidated Audit Guide for Audits of HUD Programs ,1991 **Consolidated Audit Guide for Audits of HUD Programs** United States. Department of Housing and Urban Development. Office of Inspector General,1997 **Audit Guide for Audits of Public Housing Agencies for Use by Independent Public Accountants** ,1978 **AICPA Audit and Accounting Manual** ,2007 *Audit Guide* AICPA,2017-09-08 This new edition provides up to date information and expert guidance on single audits and Uniform Guidance compliance audit requirements including example auditor reports for both the financial statement audit and the Uniform Guidance compliance audit It provides nonfederal entities receiving federal awards with important information on implementing the Uniform Guidance **1999 GAAS Guide** Larry P. Bailey,Bailey,American Institute of Certified Public Accountants,1998-10 Provides coverage of auditing quality control professional ethics compilations reviews and attestations A Guide to Financial Management for Resident Management Corporations: Accounting systems and internal controls ,1991 *AICPA Technical Practice Aids* ,1993 **Fair Housing Planning Guide** ,1996 Government Auditing Standards and Single Audits 2019 AICPA,2019-08-07 Need assistance in understanding and applying the special considerations required in a single audit This 2019 Audit Guide is an indispensable resource for auditors performing Yellow Book and Uniform Guidance compliance audits Based on Government Auditing Standards 2011 Revision this new edition provides up to date information and expert guidance on single audits and Uniform Guidance compliance audit requirements It includes example auditor reports for both the reporting required under Government Auditing Standards and the Uniform Guidance compliance audit Key features include Understand the complexities of Government Auditing Standards including the requirements related to auditor independence Gain an understanding of the requirements for performing a Uniform Guidance compliance audit including major program determination Understand the unique audit areas related to a compliance audit of federal awards including internal control over compliance for major programs Properly report on the single audit using the illustrative auditor s reports for both the financial statement audit performed under Government Auditing Standards and the compliance audit performed under the Uniform Guidance Government Auditing Standards and Circular A-133 Audits ,2006 **Audit and Accounting Guide - Depository and Lending Institutions** AICPA,2018-09-10 The 2018 edition of this financial institution industry standard resource offers clear and practical guidance of audit and accounting issues such as transfers and servicing troubled debt restructurings financing receivables and the allowance for loan losses and fair value accounting It also provides direction for institutions assessing their operations and internal controls for regulatory considerations as well as discussions on existing regulatory reporting matters *Federal Register* ,1986-08 **The Foreclosure Survival Guide** Amy Loftsgordon,2025-08-01 Facing foreclosure Put together a plan Take action If your home is in foreclosure you don t have time to waste You need to know your options and The Foreclosure Survival Guide can help You ll learn how to determine whether

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