



## HCCP Board of Governors Spotlight: Jeremy Densmore

*Partner*  
Tidwell Group, LLC

Jeremy Densmore is an assurance partner in the Atlanta office of Tidwell Group. He has extensive experience in Section 42 low-income housing tax credit projects, consulting with real estate developers with an emphasis in partnership audits, the tax credit application process and engagements subject to the audit requirements of the U.S. Department of Housing and Urban Development (HUD.)

He is experienced in final cost certification audits, various states' tax credit application package and LIHTC compliance. He received his bachelor's degree cum laude in business administration with an emphasis in accounting from North Georgia College & State University. He is licensed as a certified public accountant in Georgia and Puerto Rico, and as a Certified General Appraiser in Georgia.

### **How has the HCCP designation impacted your career?**

Being an auditor, we are all about the numbers, but with this designation, it's afforded me the opportunity to see behind the numbers and get an idea of the people we are helping on a daily basis. It has given me a much better understanding of the program and a sense of pride in seeing the good work our industry is doing. Lastly, it has let me meet others in the industry that I would not have met without this designation and the opportunities that come with it.

### **How did you get into the LIHTC industry?**

Completely by accident. My degree was in accounting, but I got my real estate appraisal license as soon as I turned 18 and did that for almost 10 years. Being young and dumb, I thought the real estate market would stay hot for forever, but then the crash of 2007 happened.



I had some friends who worked at a LIHTC accounting firm, and decided I would dust off my accounting degree and give it a shot as an intern. Fourteen-plus years later, here I am lucky enough to be working for Tidwell Group, one of the best firms in the industry.

### **What are your day-to-day responsibilities?**

As accountants, we are 100% client driven, so my No. 1 responsibility is always serving my clients and helping them meet their needs.

On an average day, on the development side of the equation, me and my team are working with developers to help them plan out and meet their goals in developing a quality project for low-income tenants. These engagements include various engagements related to bond requirements, 10% tests, cost certifications and various benchmark engagements.

A large part of my time is spent on the phone with developers helping them come up with solutions and being proactive in ways to deliver the best product possible. My HCCP designation has also helped with this in being able to help them understand lease-up requirements and how to best meet credit delivery early in the deal.

As partner, I also oversee a large portfolio of annual audit engagements. In this area, I work with my team, the general partner, property management and the syndicator to help ensure quality audited financial statements are delivered within the timelines required in their partnership agreements and other various documents.

### **What helped with your success in the LIHTC industry?**

I honestly do not believe anyone succeeds in this industry without a good mentor. A good mentor lets you learn from their mistakes, and more important, helps you to learn and grow from the mistakes you make yourself.

This is a complex industry that requires a lot of knowledge. Having someone with your interest truly at the heart of what they do and basically training you to be their successor is vital to being the best you can be. I have been lucky enough to have some support throughout my career, and I am especially thankful to Josh Northcutt and Chris Thomas, who have always been there to help guide me.



### **What's your favorite hobby?**

If you talk to me more than five minutes, you will quickly find out I am a super nerd. I love all things related to comic books, Star Wars, movies, collectibles, etc.

My boys are 12 and 16, but when they were younger, this was something we could enjoy together and still do to this day. The joy and experiences I have had with them throughout the years because of our shared hobby has given me memories I will always remember.

So, if you are a secret nerd and want to talk about the most recent Marvel movie, just let me know. We can also throw in a little LIHTC discussion if you want to, but after we talk about the movie.