

Sean O'Connor, CPA

FOUNDING MEMBER

Sean is one of the founding members of Dauby O'Connor & Zaleski, LLC, and has been in the practice of public accounting for over 35 years. DOZ started as a two man firm in 1987, and has grown to a nationally-recognized leader in the real estate arena with clients in all 50 states.

Education

B.S., Indiana University – Bloomington, Indiana

Professional Organizations

- Member, Indiana CPA Society
- Board Member and Treasurer - Indiana Affordable Housing Council



Charitable Organizations

- Board Member, Seeds of Hope - Indianapolis
- Former Board Chair, Providence Cristo Rey High School - Indianapolis

Founded DOZ in 1987

Experience Highlights

Sean is nationally known for his expertise in accounting and tax matters related to the development and management of multifamily housing communities. Sean has extensive experience in the structuring of private real estate entities formed to develop multifamily housing communities. Sean's role in the development process includes assistance with financial forecasts and projections, securing construction and permanent financing, and investor capital. In addition to development related services, Sean performs annual audit services required by various lenders and investors, including HUD and RD.

Sean has extensive experience with multifamily housing projects which utilize the LIHTC and/or tax-exempt bond financing. Sean performs all required accounting functions germane to LIHTC transactions, including 10% certifications necessary for carryover allocations and final cost certifications for issuance of IRS form(s) 8609. Sean also serves on the technical review committee for a LIHTC syndicator to review the structure of and identify regulatory issues applicable to new transactions in which the fund intends to invest.

Sean is a frequent speaker at various trade association conferences, including the National Council of State Housing Agencies, the National Association of State and Local Equity Funds, various member organizations of the National Affordable Housing Management Association, the Indiana Housing & Community Development Authority, and the Indiana Apartment Association, on topics related to HUD and LIHTC matters.