



McGuireWoods

AFFORDABLE HOUSING

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McGuireWoods' multidisciplinary Affordable Housing team counsel clients ranging from lending clients, to closely held community-based businesses to fortune 100 companies. Our lawyers, alongside our McGuireWoods Consulting team, have the knowledge, experience, and policy insights to help our clients navigate the challenging and broad areas of housing policy that our clients face across this sector.

COMMUNITY FOCUSED WITH A GLOBAL REACH

Affordable housing and community development raise intricate legal challenges that can be difficult to unravel. It is critical to work with attorneys who understand the business of affordable housing and have the creativity to get deals closed.

The demand for affordable housing has never been greater, the benefits for communities and developers more significant, and the challenges more complex. The development of affordable housing brings tremendous opportunities and benefits for communities throughout the U.S., and local, state and federal laws affect these projects. Our multidisciplinary team can help you navigate this complex landscape and overcome challenges from concept to closing.

We are experienced in all aspects of affordable and mixed income/mixed-use housing and community development matters that include a wide ranging area of needs. Our clients include all of the participants in the affordable housing process: developers, lenders - including bank community development departments and bank direct purchasers of tax-exempt and taxable bonds, public housing authorities, state housing finance agencies and other bond issuers, owners, managers, underwriters and placement agents. Our team is dedicated to counseling clients on all sides of Affordable Housing projects, developments, and transactions.

Banking and Financial Services	Low-Income Housing Tax Credits (LIHTC)	Public finance
Corporate Transactions	Mixed-income and mixed-use developments/public-private partnerships	State regulatory and legislative matters
Federal, state and local government housing assistance and grant programs	New Market Tax Credits (NMTC)	Rental Assistance Demonstration (RAD) program development
Government-backed financing programs	Opportunity zones	Tax and business entity structuring
Historic Tax Credits (HTC)	Projects receiving Section 8 housing assistance payments	Tax-exempt bond

OUR APPROACH TO THE MARKETS

Building from a variety of backgrounds, including banking and finance, tax, real estate, construction, workouts, environmental, legislative advocacy, and litigation, our national team is perfectly positioned to help you with any project.

CORE AREAS OF STRENGTH

Represent multi-family agency lenders pursuant to the Fannie Mae Multifamily Affordable Housing and Freddie Mac Optigo Lender Targeted Affordable Housing programs, as well as mortgage banking and mortgage brokerage services and letter of credit-backed construction bond transactions.

Extensive experience with Low-Income Housing Tax Credit (LIHTC), public-private partnerships, governmental financing and economic development initiatives, tax allocation (TIF) district formation and financing, and other tax-exempt bond financings.

Advising on issues tied to government entities including local and state housing authorities and finance agencies.

Pioneering the use of public-private partnerships, special revenue, tax and assessment pledges, lease financings, tax and revenue anticipation vehicles, real estate secured loans, and moral obligation pledges and other subject-to appropriation financings, and established the validity of these financing options through legislation, judicial validations and administrative interpretations.

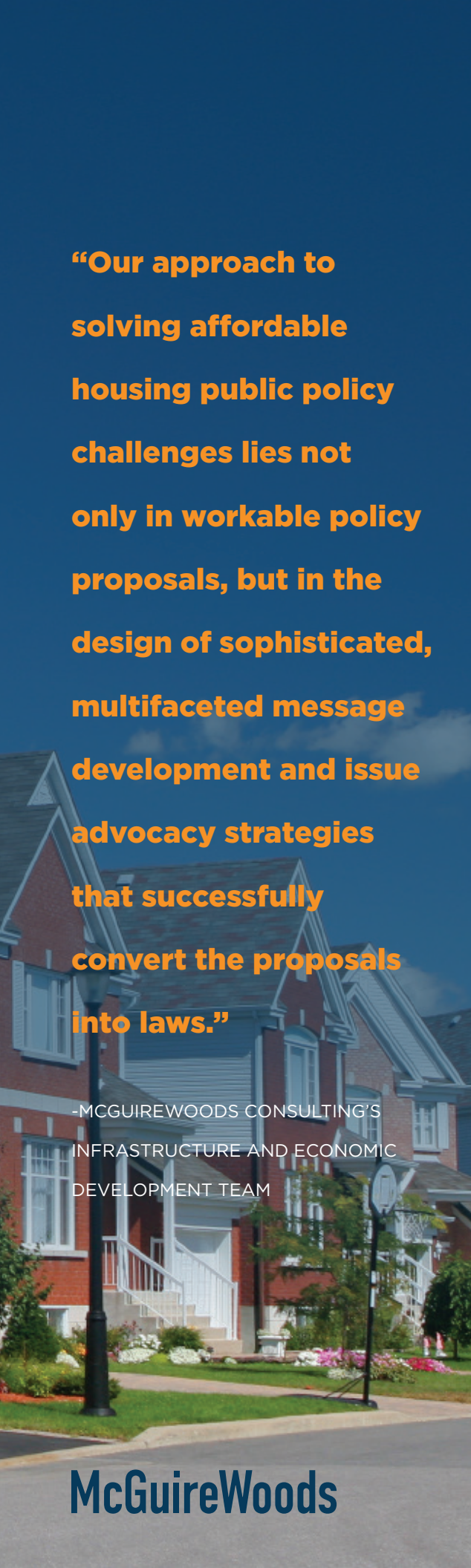
Dedicated Senior Housing team that focuses on how to collocate needed affordable and senior housing with established resources and advises on relief from property taxes for certain redevelopment projects or assistance in the form of low-income housing tax credit funding, which can help senior housing developments underwrite and facilitate the ultimate delivery.

Our lawyers include recognized leaders with years of hands-on experience with housing and community development programs and agencies on every level. Reflecting the complicated nature of many of these projects, our team includes veteran real estate, tax, syndication, land use, public finance and policy attorneys who work together to deliver an integrated approach to client needs.

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“Our approach to solving affordable housing public policy challenges lies not only in workable policy proposals, but in the design of sophisticated, multifaceted message development and issue advocacy strategies that successfully convert the proposals into laws.”

—MCGUIREWOODS CONSULTING'S
INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT TEAM

McGuireWoods

ADVOCACY

The McGuireWoods and McGuireWoods Consulting affordable housing team offers the knowledge, experience and strategic insights clients need to navigate the challenging regulations and policies that shape this sector.

McGuireWoods
CONSULTING

CORE AREAS OF STRENGTH

Consultants offer guidance on affordable and mixed-income/mixed-use housing and community development matters.

The affordable housing team represents multifamily agency lenders pursuant to the Fannie Mae Multifamily Affordable Housing and Freddie Mac Optigo Lender Targeted Affordable Housing programs.

Nationally, hold leadership positions and are active members in numerous local and state organizations relevant to infrastructure and economic development.

Strategic advice on building national or multistate strategies to be implemented through nationwide network of political and governmental relationships.

Ability to help clients craft workable policy proposals, but in the design of sophisticated, multifaceted message development and issue advocacy strategies that successfully convert the proposals into law.

Experience representing manufactured housing industry, creating and expanding tax credits for affordable housing, landlord-tenant regulation, finding opportunities for public-private and housing finance opportunities for developers and equity funds, property evaluation structures and successful land use entitlement applications.

KEY MCGUIREWOODS CONTACTS

To begin discussion on a comprehensive strategy for your upcoming affordable housing projects, please reach out to our team.



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**McGuireWoods is setting — and
raising — the standard for
what clients expect from law firms.**

CLIENT SERVICE A-TEAM, BTI CONSULTING



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