

AFFORDABLE HOUSING AND ECONOMIC DEVELOPMENT

Rutan & Tucker's Affordable Housing and Economic Development Practice Group combines the firm's long-standing and universally respected areas of expertise on matters related to the financing and development of housing and public infrastructure, including real property secured lending (first lien loans, multifamily housing revenue bonds, and subordinate residual receipts loans), joint venture agreements, including structuring federal and state low income housing tax credit investments, real property acquisition and dispositions, public financing, land use and entitlements, construction and prevailing wage compliance, environmental review, including CEQA compliance, real property tax exemptions for affordable housing and other applicable federal, state, and municipal agency laws.

Our firm represents institutional lenders, developers and public agencies using and combining these areas of expertise to promote the financing, development and construction of affordable housing and commercial, industrial, and mixed-use projects that spur economic activity in local jurisdictions. Our clients benefit from the collective experience of our diverse team of lawyers.

Typical transactions that we assist our clients with include negotiating and implementing real property secured loans, joint venture agreements, purchase and sale agreements, development agreements, ground leases and multi-tenant leases, construction contracts, and virtually every type of agreement relating to real property financing, land acquisition, disposition, construction, and land use. We likewise represent clients on project financing agreements that involve the use of private or public funds, or both, such as multifamily housing revenue bonds, Community Facilities District (CFD), Enhanced Infrastructure Financing District (E-IFD), other benefit assessment/improvement districts, Section 42 federal tax credits and state tax credits, and other federal, state and local funding sources.