

Practices

Affordable and Workforce Housing

In a highly regulated segment of the housing market where profit margins are tight, affordable housing developers must structure deals properly, taking advantage of all resources to realize the greatest returns. Skilled legal counsel with the right platform can deliver economies of scale to expedite projects and improve profitability.

With a national platform and multidisciplinary approach, Akerman assists developers and lenders in the development, financing, acquisition, sale, and restructuring of government-assisted multifamily affordable and workforce housing projects. Recognized by *Best Lawyers* as a national leader in Real Estate, Construction, and Land Use and Zoning Law, our team structures deals to effectively meet our clients' objectives. Providing comprehensive counsel throughout all phases of mixed-use projects, we also manage related zoning, construction, tax exemption, tax protest, and condo formation issues. In addition, our team has substantial experience with complex real estate financing vehicles, including tax-exempt bonds, low-income housing tax credits, new market tax credits, federal, state, and local government grant programs, and related incentives.

As counsel on major development projects in urban centers throughout the United States, we have significant urban infill experience. We are also highly skilled in senior housing projects, including assisted living, independent living, skilled nursing, Alzheimer's patient care, and community care facilities.

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Our Team

Related Work

Brownfields
Redevelopment
Construction
Construction Litigation
and Dispute Resolution
Economic
Development and
Incentives
Environment and
Natural Resources
Government Contracts
Government Strategies
Land Use and
Development

What We Do

Real Estate
Real Estate Acquisitions
and Sales
Real Estate Financing
Real Estate Litigation
Senior Living and Care

- Project financing
- Real estate transactions and development
- Economic development and government incentives
- Land use, entitlements, and repositioning of projects
- Environmental due diligence, permitting, audits, and compliance
- Sustainable development, including Brownfields redevelopment and incentives
- Design-build, contract drafting, and contract administration for new construction and interior tenant improvements
- Procurement law and government contracts
- Governmental affairs and public policy
- Construction and real estate litigation and dispute resolution
- Leasing of commercial and community facility spaces
- Negotiation of architect agreements