

Local Housing Authorities



Local housing authorities play a critical role in the preservation of affordable housing and serve as crucial support for low-income families in our communities. Klein Hornig is committed to supporting the work of housing authorities and uses its extensive experience in all areas of affordable housing development to guide both local and regional housing authorities who are engaging in repositioning their current housing stock, seeking to develop new housing, and/or seeking guidance on continuing compliance and advice about current and future potential projects.

Housing Authorities and Nonprofit Affiliates

Our team helps housing authorities and their partners operate more effectively, from the early stages of any project through completion. After completion, our services can extend by offering housing authorities ongoing regulatory and compliance support.

Many housing authorities are seeking guidance on various methods of repositioning in order to help them take advantage of different or additional federal funding sources (for example, converting their public housing stock to Rental Assistance Demonstration (RAD), engaging in Section 18 dispositions, Faircloth-to-RAD repositioning, or post-conversion transfers of assistance). In addition, housing authorities engage us to help them regionalize, assist in purchasing and/or utilizing property, and any other reorganization or development-related concern.

Our experience in all facets of affordable housing development allows us to meet local housing authorities where they are in terms of experience and needs, and to guide them in order to serve their communities – at any stage of the project or development. Housing authorities often partner with developers in order to redevelop projects and assist in the creation of more housing units, and we provide guidance in structuring that partnership relationship. In particular, we counsel on responding to requests for proposals from potential development partners, as well as entering into joint ventures and, importantly, negotiating realistic yet advantageous terms on behalf of the housing authority for the development agreement which will govern the project.

In addition, we advise housing authorities on the use of nonprofit organizations as a development tool and a fundraising mechanism in furtherance of their development efforts. Whether a fully controlled nonprofit or an affiliate, we can provide guidance on the pros and cons of different structures and how best to utilize related nonprofit entities to further the housing authority's mission.

Featured Work



A Place to Live

Worcester Housing Authority and Building Futures, Inc.

38 Lewis Street, also known as A Place to Live, was specifically developed to service homeless and low-income individuals located in the Worcester, Massachusetts area. Developed by Worcester Housing Authority and its nonprofit affiliate, Building Futures, Inc. 38 Lewis Street will not only provide housing, but will also provide residents the support they need to transition from homelessness.

Initial Contacts



Teresa M. Santalucia

Partner
tsantalucia@kleinhornig.com
617.224.0621

Related Services

- [Nonprofit Organizations](#)
- [Tax-Exempt Organizations](#)
- [Tenant Associations](#)