



Adam F. Cohen

Associate

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Overview

It's a privilege to work with and support some of the country's most innovative and mission-driven practitioners. We are consistently pushing boundaries to further our shared mission that every individual—regardless of age, race, health, or income—has a healthy, comfortable, and affordable community to call home.

Advising small and large nonprofit and for-profit developers across the country, Adam Cohen focuses his practice on mixed-finance affordable housing transactions that often contain tax credits as well as U.S. Department of Housing and Urban Development (HUD) funding. He utilizes his experience in real property, tax, and environmental law to counsel clients on regulatory and compliance issues on the federal, state, and local levels.

Adam guides clients on transactions that include federal- and state- Low-Income Housing Tax Credits (LIHTC), private activity bonds, and HUD program financing including that under the Rental Assistance Demonstration (RAD), Section 202 Supportive Housing for the Elderly, Green and Resilient Retrofit Program, HOME and Community Development Block Grants (CBDGs), Federal Housing Administration (FHA) insured loans, and Project Based Rental Assistance, among others. Many of the deals his clients pursue involve some of the most challenging and complex financing structures around the country. With relentless advocacy, Adam aims to put clients in the best position to secure financing and further their mission of providing quality affordable housing for all.

Drawing on his broad experience in public, private, and nonprofit sectors, Adam possesses a nuanced understanding of the affordable housing ecosystem. Always monitoring the ever-evolving affordable housing landscape, he stays current on trends and developments that could potentially impact his clients' missions.

Experience

- Represented a large nonprofit developer in a complex new construction transaction involving 4% Low Income Housing Tax Credits and Private Activity Bonds, an FHA-insured 221(d)(4) loan, a Section 202 Supportive Housing for the Elderly capital advance, and a wide range of public and private subordinate loan funds to provide 150 units of affordable senior housing together with an adult daycare facility space.
- Counseled the joint venture of a faith-based nonprofit organization and a public housing authority in a 9/4 twin Low Income Housing Tax Credit transaction that included mixed-finance public housing Faircloth units, a tax-exempt direct bond loan from a state housing agency, HOME funds, project-based vouchers, and other sources of private and public loan funds to construct 90 new independent- and assisted-living senior units co-located with a PACE healthcare center.
- Represented a small, for-profit developer on a mixed-use, net-zero energy affordable housing project under a long-term ground lease on city-owned land utilizing a combination of federal 9% and energy tax credits, state low income housing tax credits, an FHA-insured construction-to-permanent loan, and equity bridge financing.

My Team



Ayana Burruss

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Involvement and Recognition

Professional Affiliations

- American Bar Association, *Member*
- ABA Forum on Affordable Housing and Development Law, *Member*

Community Affiliations

- 3i Housing of Maine, Board Member & Real Estate Subcommittee (December 2022 – Present)
- Participated on City of Portland Community Development Task Force (February 2019 – April 2020)



Recognition

- Tax Law Outstanding Scholastic Achievement Award, University of Maine School of Law (2022)
- Upper Level Writing Project Award, University of Maine School of Law (2022)
- Senior Fellow, Humanity In Action John Lewis Fellowship (2017)
- Harry S Truman Scholarship (2015)

Credentials

- University of Maine Law School, J.D., *cum laude*
- University of Pennsylvania, B.A., *summa cum laude*

Admissions

- District of Columbia
- Maryland

Related Services

- Cross-Cutting Regulatory Matters
- Tax Credit Finance
- Tax-Exempt Organizations
- Local Housing Authorities

News + Events

- HUD Publishes Updated NOFOs Addressing Eligibility and Funding Priorities Ahead of Final GRRP Application Deadlines – 04.15.24
- HUD Issues Updated Implementation Guidance for Green and Resilient Retrofit Program – 01.19.24
- HUD Issues NOFOs, Implementation Guidance for Green and Resilient Retrofit Program – 05.18.23
- HUD Publishes Proposed Implementation Schedule for the BABA “Buy America” Program – 02.17.23
- HUD Delays Effective Date on BABA’s “Buy America” Requirements – 11.08.22