



Adam G. Norlander

Partner

he/him/his

anorlander@kleinhornig.com

D: 202.926.3410

Washington, DC

1325 G Street NW

Suite 770

Washington DC 20005

T: 202.926.3400

Overview

It's gratifying to use my HUD background to solve complex regulatory issues and build and preserve affordable housing projects. I enjoy working closely with the many mission-oriented people involved in these transactions – developers, public service professionals, lenders and others – and seeing our tangible results.

Adam Norlander counsels nonprofit and for-profit developers, public housing authorities and housing cooperatives on the transfer, rehabilitation, development, financing and management of affordable housing and community development projects. He's highly regarded and sought after for his decade of impactful work at the Department of Housing and Urban Development (HUD), where he advised leadership regarding HUD's community development, disaster recovery, affordable housing, and homeless programs.

Adam combines a deep understanding of HUD regulatory matters and broad experience in affordable housing real estate and finance to help clients navigate big-picture issues and nuanced details of transactions. He's a go-to resource for clients and even other attorneys when it comes to HUD, and because of it, he's more efficient and effective.

Experience

- Represented developer in a Low-Income Housing Tax Credit (LIHTC) redevelopment of project involving a Rental Assistance Demonstration (RAD) transfer of assistance, partial transfer of project-based rental assistance under 8bb of the National Housing Act, HAP assignment to a new owner, waiver (and prospective debt forgiveness) of Mark-to-Market loans, and related mixed-finance amendment approval.
- Represented non-profit developers in transactions involving LIHTC financing, including LIHTC "twin" 9%/4% projects, using various financing sources including Freddie tax-exempt loan bond financing, FHA-insured loans, conventional

loans, other public sources including Community Development Block Grants (CDBG), HOME, among other federal and local sources, and project-based rental assistance.

- Represented public housing authorities and joint ventures in mixed-finance public housing redevelopments.
- Counseled buyers and sellers in multifamily property sale transactions, including HUD transfers of physical assets, assumption of FHA-insured loans, assumption, subordination and/or forgiveness of HUD-held loans, assignment of HAP contracts, use and regulatory agreements.
- Represented non-profit developers in transactions involving former, existing and new Section 202 supportive housing for the elderly projects, including closing of capital advance mixed-finance projects, RAD-for-PRAC transactions, and Section 202 direct loan prepayment transactions.
- Counseled various owners on Section 8 compliance and HAP Contract renewal options.
- Assisted nonprofit resident cooperatives and owners in the District of Columbia to refinance projects, secure tenant protection vouchers, and represent clients in transactions with the DC Housing Authority and the DC Department of Housing and Community Development.
- Counseled clients on various HUD programs and cross-cutting HUD program requirements including subsidy layering reviews, Davis-Bacon, environmental reviews, and represented clients before regulatory agencies.

My Team



Chris Dickson

cdickson@kleinhornig.com
202.926.3411

Involvement and Recognition

Professional Affiliations

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

Events

- Panelist, "The Mature Section 8 Project," National Leased Housing Association Seminar – October 2024
- Presenter, "Section 8 Basics," American Bar Association Affordable Housing Boot Camp – October 2023
- Presenter, "Preservation Using Bifurcation," National Leased Housing Association Mid-Year Membership Meeting – January 2022



- Panelist, “Section 8 Renewal Refresher,” National Leased Housing Association Fall Seminar – October 2022

Publications

- Navigating HUD Programs: A Practitioner’s Guide to the Labyrinth, 2nd Edition, American Bar Association, Community Development (Chapter 6) and The Legacy Section 8 Housing Assistance Program (Chapter 10) – *July 2024*

Credentials

- American University, Washington College of Law, J.D.
- University of Vermont, B.A.

Admissions

- New York
- District of Columbia

Related Services

- Affordable Housing Development
- Affordable Housing Regulatory
- HUD
- Cross-Cutting Regulatory Matters
- Local Housing Authorities
- Nonprofit Organizations
- Preservation and Section 8 Project-Based Rental Assistance
- Tax-Exempt Organizations
- Tenant Associations

News + Events

- HUD Issues Supplemental Guidance to Update Rental Assistance Demonstration (RAD) Program – 08.02.23
- HUD Issues NOFOs, Implementation Guidance for Green and Resilient Retrofit Program – 05.18.23
- Klein Hornig New Partner Announcement – 02.03.23
- HUD Publishes Proposed AFFH Rule – 02.02.23
- HUD Publishes Final Section 3 Rule to Direct Employment and Other Opportunities for Low- and Very Low-Income Persons – 10.16.20
- HUD COVID-19 Updates and FAQs Part Two – 06.11.20



- HUD COVID-19 Updates and FAQs – 04.13.20
- HUD Publishes Updated Administrative Guidelines for Project-Based Voucher Subsidy Layering Reviews – 03.03.20