



Andrew L. Gilmore

Partner

he/him/his

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Overview

It's gratifying to be in the trenches with affordable housing organizations that are doing very important work. When they've been grappling with a difficult issue for a while, I can bring a fresh set of eyes and help find an innovative way to approach and resolve it. I view their problems as my problems and enjoy creatively applying practical solutions, doing my part to get deals completed and housing built.

A highly regarded and experienced affordable housing attorney, Andrew L. Gilmore focuses his practice on community development and public housing redevelopment projects using state and federal tax credits. Representing national, regional and local non-profit developers, for-profit developers, and housing authorities, he shepherds project transactions to completion, often with HUD financing and involvement through capital financing or subsidy.

Andrew brings a deep well of knowledge in housing-related areas, including Low-Income Housing Tax Credits (LIHTC), mixed-finance public housing development, Rental Assistance Demonstration (RAD) conversions, HUD assistance programs, syndication, asset management, and the representation of nonprofit and charitable entities. He frequently handles multi-phase, large-scale developments and preservation of housing sites and enjoys the mental challenge of successfully juggling the various components that these projects entail. Andrew also helps clients navigate a complex and ever-changing regulatory environment.

With a service-oriented mindset, Andrew goes beyond providing legal guidance and maximizes resources to help clients plan and build projects for long-term sustainability. He keeps client issues at the forefront of his work and balances their business and operational considerations within the legal framework. He works hard to perform at the highest level, striving to not just close a deal but to get a deal closed in a way that works for the client and the community in the long term. Andrew thoroughly enjoys work that involves not just the creation and betterment of the housing for tenants and

residents but also the tangential community improvement projects—buildings and developments that give people more connection to and pride in their neighborhoods.

“ I still live and work in the mill town I grew up in. I get a great deal of satisfaction from knowing neighbors in my hometown are living in housing that I helped my clients build.

Experience

- Currently representing developers in large-scale redevelopments of both public housing and privately-owned multifamily sites combining multiple sources of funds including federal and state low-income housing tax credits, federal and state low-income housing tax credits, Choice Neighborhoods Implementation (CNI) Grant proceeds, the Rental Assistance Demonstration (RAD) Program, and the “porting” of Section 8 Housing Assistance Payment (HAP) contracts.
- Currently representing multiple nonprofit and for-profit developers in new construction and rehabilitation of affordable housing, both in Massachusetts and nationally, utilizing the full scope of public and private funding including tax-exempt and taxable bonds, commercial loans, HUD-insured loans, HOME funds, state and Federal tax credits, Federal and state rental assistance, low-interest loans, grants and energy efficiency subsidies.
- Represented local community development corporations in refinancing affordable housing transactions using public and private funding, including low-interest loans, HOME funds, and state and Federal tax credits.
- Represented syndicated funds and direct investors in acquisitions, asset management and dispositions of Low-Income Housing Tax Credit properties nationwide, including senior, multifamily, mixed-used, mixed-income, special populations, “over-55,” single room occupancy, single family homes, and mixed-finance public housing projects nationwide.
- Represented for-profit developer in connection with the rehabilitation of an historic building in Lowell, MA, utilizing both Federal and state Historic Tax Credits.
- Represented a community health center QALICB in connection with the construction and rehabilitation of a community health center utilizing New Markets Tax Credit financing.
- Represented multiple developers utilizing State Historic Tax Credits and State Low-Income Housing Tax Credits in Massachusetts.

My Team





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Involvement and Recognition

Professional Affiliations

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

Community Affiliations

- House of Hope, Inc./House of Hope Housing, Inc., Lowell, MA, *Board of Directors*
- Pollard Memorial Library Foundation, *Board of Directors*

Events

- Moderator, "Types of Section 8 Assistance and How to Leverage Them," American Bar Association Forum on Affordable Housing and Community Development – October 2018
- Presenter, "Introduction to HUD and its Housing Subsidies," ABA Forum on Affordable Housing and Community Development Mid-Winter Boot Camp – February 2018
- Presenter, "Welcome to the Board. Now What?" Boston Bar Association 4th Annual Charitable Board Service Program – April 2016 & January 2015

Credentials

- University of Pittsburgh School of Law, J.D.
- College of the Holy Cross, B.A.

Admissions

- Massachusetts



Related Services

- [Affordable Housing](#)
- [Affordable Housing Development](#)
- [Affordable Housing Regulatory](#)
- [Green Energy](#)
- [HUD](#)
- [Cross-Cutting Regulatory Matters](#)
- [Local Housing Authorities](#)
- [Low Income Housing Tax Credits](#)
- [Mixed-Use](#)

News + Events

- [New HUD Notice Announces Funding for Tenant Protection Vouchers for “At-Risk Households” in “Low Vacancy Areas” – 02.16.18](#)

