



Daniel S. Ehrenberg

Of Counsel

he/him/his

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Overview

I've pursued social justice for many years. I believe that affordable housing, healthcare and other grass-roots nonprofit organizations help drive social and economic change in this country. By working closely with them, we produce housing, stabilize families, build wealth, and strengthen communities.

Daniel Ehrenberg, a retired partner, focuses his practice primarily on community-based, small, and grassroots nonprofits, tenant associations, coops and CDFI lenders. He counsels public and nonprofit clients. Dan has extensive experience with Low-Income Housing Tax Credits (LIHTC), FHA-insured loans, HUD projects, affordable housing developments, preservations, community land trusts, nonprofit mergers and combinations, tenant purchases, cooperative conversions, and community economic developments.

Dan assists his clients in negotiations, works through regulatory requirements, closes their transactions, protects them from undue risks, and counsels them on operations, always looking out for benefits for their clients. He also assists them with corporate governance issues. Dan's client base includes several community land trusts involved in home ownership and shared equity efforts. He drafts and reviews their contracts and other legal documents, walks them through processes and procedures to be able to close and implement their projects.

Always developing close relationships with those he represents, Dan greatly appreciates dedication of nonprofits that are changing the housing paradigm to a more inclusive model. He, first, gains an in-depth understanding of his clients' needs and then collaborates with them to determine how best to move forward to fulfill their goals and visions.

Dan is passionate about volunteering in the community and often handles pro bono work, including legislative work in Maryland. He chairs the National Housing Trust Community Development Fund also serves on the board of directors of

the Community Development Network of Maryland. Dan has taught courses and seminars on nonprofit management and governance, and the legal aspects of lending.

Dan's prior experience is rooted in community development and nonprofits, serving at Volunteers of America, Neighborworks® America and various community development nonprofit organizations. He also was as a Peace Corps volunteer in Tanzania doing freshwater fish culture.

“ I believe that you need to work with one person or one organization at a time to change the world. I collaborate with my clients to achieve these goals so they can help others. I gain a greater understanding of the issues that marginalized clients face as a result of my clients' activities.

Experience

- Represented a tenant association in Takoma Park, Maryland in the first tenant opportunity to purchase transaction, financing for the purchase of its apartment building and conversion of its tenant association to a low-income, limited-equity cooperative.
- Represented a DC community-based membership organization in all organizational legal matters and in various aspects of its campaigns to preserve racial and economic equity in the Shaw neighborhood and other DC areas.
- Represented a local Habitat for Humanity in the development and operation of the first Maryland Community Land Trust in the State of Maryland.
- Represented many community land trusts in Maryland and DC, including formation, governance, and completing single-family homeownership projects.
- Represented a local tenants association in the conversion and renovation of a rental property to a limited-equity cooperative, utilizing DC housing production trust funds and a permanent renovation loan from a private commercial lender.
- Represented a national nonprofit developer in the acquisition and development of a Low-Income Housing Tax Credit elderly project in New Orleans involving the transfer of an existing Section 8 contract under the HUD Section 318 program (now Section 212) – the first transfer under this program in the nation – from a project that was destroyed by Hurricane Katrina, the prepayment of the current Section 202 loan and permanent private financing.
- Represented a national nonprofit developer in the first RAD for PRAC transaction for a 45-unit senior project located in Chillicothe, Ohio. The transactions involved tax-exempt bonds, 4% low-income housing tax credits, Capital Magnet Funds, two State of Ohio loans, a sponsor loan and a seller loan.
- Represented a nonprofit/for-profit joint venture in a transit-oriented, mixed-use, new construction development of 149 elderly units and first floor retail 11 story apartment building in downtown Silver Spring, Maryland, utilizing Maryland short-term tax-exempt bonds cash collateralized by a Section 221(d)(4) FHA-insured loan, State of Maryland Rental Housing Works and Montgomery County subordinate financing, Low-Income Housing Tax Credits and a tax PILOT from Montgomery County.

- Represented a national nonprofit developer in the acquisition and preservation of a Section 515 Rural Housing Services rental project in Anchorage, AK, utilizing tax-exempt bonds, 4% Low-Income Housing Tax Credits, the assumption and increase to the existing RHS loan, and HOME funds.
- Represented national community development financial institutions and nonprofit lenders in commercial loan transactions – including various types of acquisition, construction and/or permanent, bridge and line of credit financing – for affordable housing projects (rental and homeownership), charter schools, community health centers, commercial facilities, senior housing, cooperatives and other community development projects throughout the country.
- Drafted and worked with an association of state-wide community development organizations to amend the state's land bank enabling legislation and revise its community land trust statute.
- Represented a large Baltimore nonprofit organization in various tax credit transactions involving year-15 transactions, reorganizations and general partner acquisitions in tax credit projects.

Involvement and Recognition

Professional Affiliations

- National Housing Trust Community Development Loan Fund, *Chairperson*
- Institute of Community Economics, *Chairperson*
- Community Development Network of Maryland, *Director*
- Yachad, Inc. (Jewish Community Housing Development Corporation of Greater Washington), *President (2002-2016)*
- Friends of Tanzania, *Treasurer (2008-2010)*
- Manna, Inc., *Leadership Committee (1999-2008)*
- Montgomery County Human Rights Commission, Maryland, *Commissioner (2002-2004)*
- Maya Angelou Public Charter School, Washington, DC, *Tutor (2000-2003)*
- Temple Emanuel Social Justice Task Force, Kensington, MD, *Chair (2001-2003)*
- Community Development Advisory Committee, Montgomery County, MD, *Member (1999-2002)*

Publications

- "If the Loan Doesn't Fit, Don't Take It: Applying the Suitability Doctrine to the Mortgage Industry to Eliminate Predatory Lending," *ABA Journal of Affordable Housing & and Community Development Law*, 10, 2001
- "From Intention to Action: An ILO-GATT/WTO Enforcement Regime for International Labor Rights," *Human Rights, Labor Rights and International Trade* (L. Compa & S. Diamond eds. 1996), University of Pennsylvania Press
- "The Labor Link: Applying the International Trading System to Enforce Violations of Forced Labor and Child Labor," *Yale Journal of International Law*, 20, 1995
- "Rejecting Collective Bargaining Agreements Under Section 1113 of Chapter 11 of the 1984 Bankruptcy Code: Resolving the Tension between Labor Law and Bankruptcy Law," *Journal of Law and Policy*, 2, 1994

Events

- An Introduction to RAD for PRAC: Converting 202s into Section 8, Housing Association of Non-profit Developers, September 2021



- Elderly Housing Update: Navigating Section 202 and RAD for PRAC, ABA Forum of Affordable Housing and Community Development Law Annual Conference, May 2021

Credentials

- Yale Law School, J.D.
- Yale School of Management, MBA
- Earlham College, B.A., *Phi Beta Kappa*

Admissions

- District of Columbia
- Maryland

Related Services

- [Affordable Housing](#)
- [Affordable Housing Development](#)
- [Affordable Housing Regulatory](#)
- [Nonprofit Organizations](#)
- [Tax-Exempt Organizations](#)

News + Events

- Klein Hornig Closes First RAD-for-PRAC Conversion in the Country – 10.13.20

