



Doruk Onvural

Partner

he/him/his

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Overview

I believe housing is a fundamental right. I'm here to work with folks who are building communities that empower us to flourish, who are pulled to transform our present moment with pragmatism, intelligence, and compassion.

Advising nonprofit and for-profit developers, Doruk Onvural handles a range of affordable housing, community development, and real estate transactions nationwide. His practice encompasses the acquisition, rehabilitation, and new construction of housing projects financed with a mix of Low-Income Housing Tax Credits (LIHTC), Historic Tax Credits, tax-exempt bonds, FHA-insured loans, and state and city funding sources.

Doruk also brings experience with the “9-4 Twinned” structures and Rental Assistance Demonstration (RAD) programs and regularly counsels clients on asset management and other matters relating to general real estate law. He enjoys the intellectual challenges and complex problem-solving inherent in sophisticated LIHTC transactions, using creativity, cooperation, and experience to help clients navigate deals from beginning to end.

Clients appreciate Doruk’s personable nature, as well as his ability to maintain composure under pressure and guide a tumultuous deal to closing. As an experienced transaction manager, Doruk anticipates problems early and offers practical solutions that are not just legal in nature but speak to a client’s business needs and risk tolerance. Those he represents value Doruk’s collaborative style, commitment to the work, and deep understanding of the labyrinth that is affordable housing.

Experience

- Represented a national for-profit developer in the conversion of public housing in Miami, Florida to the Rental Assistance Demonstration (RAD) program.
- Represented a national for-profit developer in the new construction of 348 units in Galveston, Texas, involving CDBG-Disaster Recovery funding and one of the first “Faircloth-to-RAD” closings in the country, through which public housing units were converted to the RAD program.
- Represented a national for-profit developer in the demolition and new construction of a “9-4 Twinned” mixed-income project, using a condominium structure to maximize Tax Credits.
- Represented a large regional nonprofit developer in a four-phase, 96-unit project in Montgomery County, Maryland, utilizing 4% Low-Income Housing Tax Credits and a Freddie TEL financing structure.
- Represented a joint venture of two nonprofit developers in the mixed-finance, multi-phased substantial rehabilitation of public housing in Charlottesville, Virginia.

My Team



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Involvement and Recognition

Professional Affiliations

- American Bar Association, *Member*
- ABA Forum on Affordable Housing & Development Law, *Member*
- New York State Bar Association, *Member*
- Raleigh Area Land Trust, *Board President*

Credentials

- Vanderbilt Law School, J.D.
- University of North Carolina, B.A.



Admissions

- New York
- District of Columbia

Related Services

- Affordable Housing
- Affordable Housing Development
- Community Development
- Mixed-Use
- Low Income Housing Tax Credits

