



## Emily J. Blumberg

Partner

she/her/hers

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## Overview

**Before joining Klein Hornig, I worked for a Chicago-based nonprofit organization to promote meaningful access to quality affordable housing. I came to Klein Hornig in 2013 because I wanted to work collaboratively on efforts to preserve and create equitable, affordable, and sustainable housing solutions for people and their communities, and I have stayed at Klein Hornig because I feel so lucky to do this work with committed and creative colleagues and clients.**

Emily Blumberg represents nonprofit, for-profit, and public sector clients nationwide in affordable housing development, fair housing, and regulatory compliance matters.

For over a decade, Emily has structured, negotiated, and closed complex and innovative affordable housing transactions involving an array of financing tools, including Low-Income Housing Tax Credits, state credits, tax-exempt bonds, FHA-insured loans, and public and private debt and grants. She brings to her work a deep understanding of HUD programs such as Section 8, Rental Assistance Demonstration (RAD), Choice Neighborhoods Initiative (CNI), Faircloth-to-RAD, and other repositioning options. Recently, she has advised local and national nonprofit organizations on the design and implementation of resident wealth-building strategies.

Emily is an expert in fair housing, relocation, and regulatory compliance. Emily guides clients through the labyrinth of legal requirements that govern housing development and operations, including the Uniform Relocation Act, Fair Housing Act, Section 504 of the 1973 Rehabilitation Act, the Americans with Disabilities Act, HUD's admissions and occupancy standards, and other federal, state, and local civil rights and anti-discrimination statutes. Emily helps clients assess compliance in their plans, policies, properties, and portfolios.

A creative problem solver, Emily works collaboratively with community stakeholders, public officials, and financing teams to reach win-win resolutions that achieve her clients' goals and accelerate project timelines. She distills complicated

concepts down to relevant, digestible key points and presents them in easily understood language. In all matters, Emily helps her clients build, revitalize, and maintain housing in ways that promote resident success and community goals.

Emily has spent her legal career as an advocate for affordable housing and civil rights. Before joining Klein Hornig, she helped to enact a Chicago ordinance protecting tenants in foreclosed rental properties and represented the Cook County Office of the Independent Inspector General as a Special State's Attorney in litigation that established the office's authority to investigate corruption in property tax assessments. Immediately after law school, she clerked for Justice Denise Johnson on the Vermont Supreme Court—the first woman to serve on that state's highest tribunal.

## Experience

- Represents private developer partner of public housing authority in multi-phase redevelopment of public housing community using Choice Neighborhoods Initiative (CNI) funds, Low-Income Housing Tax Credits (LIHTC), tax-exempt bonds, Project-Based Vouchers (PBV), FHA insured loan, American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds (SLFRF), private debt, and an array of additional local funding sources.
- Represents developers, public housing authorities, and municipalities in relocation, fair housing compliance and advancement, and HUD civil rights enforcement matters.
- Represents nonprofit developer carrying out large-scale neighborhood transformation plan to replace distressed housing with new construction developments and build additional affordable housing using Choice Neighborhoods Initiative (CNI) funds, existing Section 8 Project Based Rental Assistance (PBRA) budget authority, new Project-Based Vouchers (PBV), Low-Income Housing Tax Credits (LIHTC), tax-exempt bonds, private debt, Federal Home Loan Bank Affordable Housing Program (FHLB AHP) funds, and a variety of state and local funding sources.
- Represents multiple public housing authorities in redevelopment of public housing portfolios through Rental Assistance Demonstration (RAD), Section 18, Choice Neighborhoods Initiative (CNI) and other repositioning tools.
- Advises major private foundation on design and implementation of regional affordable housing initiative.
- Represented private developer in new construction supportive housing project on county-owned land involving Low-Income Housing Tax Credits (LIHTC), Section 8 Project-Based Vouchers (PBV), private debt, and multiple state and local funding sources.

## Involvement and Recognition

### Professional Affiliations

- American Bar Association Forum on Affordable Housing and Community Development Law, *Governing Committee Member (2021-present); Boot Camp Co-Chair (2019); Member (2012-present)*
- Journal of Affordable Housing and Community Development Law, *Associate Editor (2017-2023)*

### Community Affiliations

- Michael C. Rockefeller Memorial Fellowship, *Alumni Steering Committee Member (2018-present)*



## Publications

- “Low-Income-Housing-Tax-Credit-Outline,” (Co-Author) 2015
- “Forest Grove School District v. T.A.,” *Harvard Civil Rights-Civil Liberties Law Review*, Vol. 45, 2010.

## Events

- Presenter, “Using Rental Homes to Build Wealth in Communities,” SAHF NAHT Annual Retreat – May 2023
- Presenter, “Wealth Building for Residents in Affordable Rental Properties,” American Bar Association, Forum on Affordable Housing and Community Development – May 2022
- Presenter, “Affordable Housing, Fair Housing and Civil Rights,” Wesley Housing – November 2020
- Panel Moderator, “The State of Fair Housing: One Year into the New Administration,” American Bar Association, Forum on Affordable Housing and Community Development – May 2018
- Presenter, “‘Twinning’ a 9% Credit Project with a Tax-Exempt Bond – 4% Project,” Stewards of Affordable Housing for the Future (SAHF) – November 2017
- Panel Moderator, “The Impact of Increased Immigration Enforcement on Affordable Housing,” American Bar Association, Forum on Affordable Housing and Community Development – November 2017
- Presenter, “Introductory Training on Section 8 Programs – PBRA, PBV, TPV and HCV,” Housing Association of Nonprofit Developers (HAND) – April 2017
- Presenter, “Fair Housing Developments in Treasury Department Programs and LIHTC: How Agencies’ Policy Moves May impact Your Practice,” American Bar Association – March 2017

## Recognition

- Polikoff-Gautreaux Fellowship
- Equal Justice America Legal Services Fellowship
- Vorenberg Equal Justice Summer Fellowship
- Public Interest Summer Theory Institute Fellowship
- Michael C. Rockefeller Memorial Fellowship

## Credentials

- Harvard Law School, J.D.
- Harvard College, B.A.

## Admissions

- New York
- District of Columbia



- Illinois

## Related Services

- [Affordable Housing](#)
- [Affordable Housing Development](#)
- [Affordable Housing Regulatory](#)
- [HUD](#)
- [Cross-Cutting Regulatory Matters](#)
- [Local Housing Authorities](#)
- [Low Income Housing Tax Credits](#)
- [Tenant Associations](#)

## News + Events

- HUD Proposes to Amend Regulations on Criminal Justice and Reducing Barriers to Housing – 06.07.24
- HUD Publishes Proposed AFFH Rule – 02.02.23
- HUD Prioritizes Fair Housing with New AFFH and Disparate Impact Rules – 07.21.21

