



Peter Lubershane

Associate

he/him/his

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Overview

By working to create urgently needed affordable housing and other beneficial community facilities, I believe that we help make a tangible and positive difference in many people's lives. I am fulfilled by collaborating with a team that shares my greater sense of purpose and mission of serving communities. I'm proud of the part I play in bringing our client's developments into existence.

Peter Lubershane concentrates on the development of affordable housing and community development projects, primarily working with New England nonprofit and for-profit developers and national community development lenders. Some of these projects include the construction and renovation of private and public affordable housing developments, ranging from large-scale projects to single and multifamily family homes, including both rental and homeownership components. He advises clients on developing community health centers, workforce development training facilities, and other community and neighborhood development projects.

Peter is adept at navigating clients through the financing and development process, facing countless hurdles from real estate matters to regulatory and financial issues and beyond. He guides clients through complex deals involving multiple sources of funding, such as federal and state Low-Income Housing Tax Credits (LIHTC), New Markets Tax Credits (NMTC), publicly subsidized financing, traditional and non-traditional commercial loans, bond financing, equity investments, and public and private grant sources.

Peter has a broad knowledge base in a niche area. In addition to providing structuring and financing counsel, he advises clients on real estate and conveyancing matters, including zoning, permitting, and acquisitions. He also counsels non-profit clients on governance and compliance matters.

Peter is a true partner to clients, seeking to build strong, trusting relationships through excellent service. Clients can focus on day-to-day operations knowing Peter is concentrating on the specific needs of their projects while providing them with

the latest industry developments. He is a meticulous organizer and manager who works tirelessly to provide assistance to clients throughout the lifespan of their transactions, allowing clients peace of mind so that they can concentrate on the bigger picture of serving their residents and constituents and providing service to the community.

“ Throughout my career, I’ve been a proponent of the positive effects that affordable housing and community revitalization can bring to counteract the problems facing our both our local communities and throughout the country, including in my lifelong home in New England. It is a true joy to collaborate with familiar organizations in my local community for the greater good and get to know the further afield communities within which my clients work.

Experience

- Represented a local affordable housing developer in a financing transaction related to the construction and rehabilitation of an eight building, 88-unit affordable housing development in eastern Massachusetts.
- Represented a national affordable housing developer in a financing transaction related to the acquisition and construction of adjacent affordable housing developments containing a total of 223 new housing units.
- Represented a local community development corporation in the financing and structuring of adjacent, interconnected LIHTC and NMTC developments, with a 24-unit affordable housing development and a universal pre-kindergarten center.
- Served as Counsel to Community Development Entity, Leverage Lender Counsel or QALICB Counsel in over \$200 Million in NMTC transactions. Example transactions include:
 - QALICB Counsel in connection with the development of a community health center in Connecticut, including the use of approximately \$38,000,000 in NMTC financing.
 - QALICB Counsel in connection with the development of a food bank in western Massachusetts, funded with a source loan of bond proceeds and \$21,000,000 in NMTC financing.
 - QALICB Counsel in connection with a multi-phased NMTC financing transaction, using an aggregate of \$19,000,000 in NMTC financing, for the expansion of a school for children of all abilities.
 - QALICB Counsel in connection with a targeted population NMTC transaction for a community health center in Michigan.
 - Community Development Entity Counsel in connection with financing the acquisition, ownership, and installation of equipment at a manufacturing plant in Alabama.
 - Community Development Entity Counsel in connection with financing of the expansion of a distribution facility in Tennessee.
 - Leverage Lender Counsel in connection with a lender bridging grant and ARPA funds to support the development of an early childhood education and care center in Massachusetts.
- Represented a local community development corporation throughout the acquisition of a vacant building in anticipation of structuring and financing for development into multiple LIHTC developments.



- Represented a local community development corporation in the acquisition of a 36-building scattered portfolio comprising 114 affordable rental units, with the financing to rehabilitate the whole portfolio.

My Team



Gaia Cloutier

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Involvement and Recognition

Professional Affiliations

- American Bar Association, *Member*
- Real Estate Bar Association of Massachusetts, *Member*
- Rhode Island Bar Association *Member*
- Maine State Bar Association, *Member*

Events

- Presenter, "Affordable Housing Primer: Introduction to Affordable Housing Transactions in Massachusetts," Massachusetts Continuing Legal Education, Inc. Webinar – June 2024

Credentials

- Boston University School of Law, J.D., *cum laude*
- Wesleyan University, B.A.

Admissions

- Massachusetts
- Maine



- Rhode Island

Related Services

- [Affordable Housing](#)
- [Affordable Housing Development](#)
- [Community Development](#)
- [Low Income Housing Tax Credits](#)
- [Mixed-Use](#)
- [New Markets Tax Credits](#)
- [Nonprofit Organizations](#)
- [Tax-Exempt Organizations](#)

News + Events

- Klein Hornig Hosts NMTC QALICB Training – 6/13/25
- Klein Hornig NMTC QALICB Training Webinar – 05.10.24

