

Regulated Housing and Low-Income Housing Tax Credits

Fairfield and Woods represents developers, public housing authorities, investors, and lenders in structuring and executing Regulated Housing and Low-Income Housing Tax Credit (LIHTC) transactions throughout Colorado and the Rocky Mountain region. Our team understands the legal and regulatory landscape surrounding affordable and regulated housing and provides practical, results-oriented counsel across every stage of a project.

We assist clients with:

- **Structuring and closing complex financing transactions** that incorporate regulated ownership and operation, LIHTC, tax-exempt bonds, state and local funding sources, and private equity.
- **Layering funding streams** such as HOME Investment Partnerships Program funds, Community Development Block Grants, housing trust funds, and local subsidies.
- **Drafting and negotiating partnership and operating agreements** between developers, investors, and housing authorities.
- **Advising on real estate acquisition, land use, zoning, and title matters** to ensure projects move forward efficiently and with minimal risk.
- **Navigating regulatory compliance** with the HUD, Internal Revenue Code, state housing finance agencies, and municipal requirements.
- **Collaborating with housing authorities and nonprofit sponsors** to support long-term affordability and community benefit.

Our integrated team approach combines deep knowledge of real estate, tax, municipal, and public finance law to help bring affordable housing projects to completion, and to ensure their success over the long term.