

## Affordable Housing & Community Development

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The need for affordable housing in all regions of the United States is growing rapidly and Drummond Woodsum is able to offer unparalleled service and deep expertise in the areas of affordable housing law and community development law.

Affordable housing covers a wide variety of housing types, including low-income housing, workforce housing, senior housing, and affordable home ownership. It can include building new housing, rehabilitating existing housing or, increasingly, renovating abandoned public or commercial structures. Successful financing and development of affordable housing requires knowledge of the intricacies of federal housing finance programs, such as Low Income Housing Tax Credits, tax-exempt bonds, USDA Rural Development, HUD and the Federal Home Loan Banks, federal and state Historic Preservation Tax Credits, as well as local and private sources of funding. Successful affordable housing representation requires reconciling the diverse requirements of public and private housing programs, commercial finance, real estate and land use law, and for tribal housing, federal Indian laws and the laws of the host tribe.

Drummond Woodsum has a strong interdisciplinary team of attorneys with expertise in public and private housing programs, commercial finance, real estate, land use law, and for tribal housing – federal Indian laws and local tribal law. For more than 25 years, we have represented public and private developers, for-profit and non-profit entities, community action programs, Indian tribal housing authorities, lenders and investors. Our services to developers commonly include site acquisition, title services, design and construction contracts, permitting and other prerequisites to construction lending and permanent project financing.

When working outside of Maine and New Hampshire, we utilize technology and partner with experienced local counsel to provide effective representation at very competitive rates.