

## Housing and Tax Credit Finance

Bateman Seidel has one of the West's most experienced groups of attorneys engaged in affordable housing, tax credits and community development. We know affordable housing and are committed to working with others to help produce it. We know the New Markets Tax Credit and help people use it.

Our attorneys combine their years of experience in the fields of tax, real estate, partnerships, finance, bonds, construction contracts, workouts and compliance to bring a rare level of service to virtually every type of participant in the affordable housing industry including owners, investors, syndicators, developers, lenders and credit enhancers.

For example, we:

- Counsel national and regional syndicators as they establish new investment limited partnerships and invest millions in operating partnerships.
- Have closed transactions in most of the 50 states.
- Represent partnerships, development companies, non-profit corporations and housing authorities as they assemble land and financing for affordable housing projects.
- Represent credit enhancers and borrowers in bond transactions.
- Represent developers in many kinds of projects, including:
  - multi-phase/mixed-use/mixed-income developments
  - elderly, handicapped, farmworker, SRO and other special needs housing
  - air space condominium developments
  - urban, suburban and rural developments
  - historic rehabilitation projects
- Advise investors and developers on New Markets Tax Credits transactions.

### TAX CREDITS

Bateman Seidel represents syndicators, investors, lenders and developers in connection with LIHTC transactions throughout the country. We assist in the preparation and review of offering documents and the negotiation of upper-tier funds. We also counsel syndicators and investors on investments in lower-tier operating partnerships. Our experience lets us efficiently identify and resolve all of the tax, real estate and development issues and close investments. In addition, we assist developers in all aspects of project development, from initial structuring and site control through permitting, carryover, construction, financing and compliance.

We advise investors and developers in New Markets Tax Credit transactions.

## REAL ESTATE FINANCE

Bateman Seidel represents international, national and local financial institutions and insurance companies in their affordable housing lending throughout the United States. Our financing experience ranges from conventional secured construction, term and bridge loans to letter of credit, equity participation, leasehold financing, and securitized asset lending.

## CONSTRUCTION CONTRACTS

Bateman Seidel drafts and negotiates design services and construction documents. We also have an active construction litigation and alternative dispute resolution practice with significant experience in breach of contract and delay claims as well as design defect, construction defect, lien foreclosure and payment and performance bonds. We know that time sensitive resolution of disputes is critical to preserving the value of a housing development.

## REAL ESTATE DEVELOPMENT

Bateman Seidel helps developers with land acquisition, ground leases, condominium documentation, title matters, entity formation and many other aspects of successful developments.

## WORKOUTS

Bateman Seidel's strength in affordable housing gives us the ability to resolve the multitude of competing interests when working with troubled assets. We have experience in foreclosure, receivership and bankruptcy proceedings. We represent lenders, investors, and debtors. Our attorneys have assisted clients in the removal and replacement of defaulting general partners, termination of development contracts, the restructuring and workout of loans and partnerships, and the disposition of older properties.

## COMPLIANCE AND FAIR HOUSING

Bateman Seidel provides ongoing assistance to owners and developers on how to comply with IRS rules, state regulations and HUD requirements. Our lawyers advise clients on how to meet the demands of the Americans with Disabilities Act, the Rehabilitation Act and the Fair Housing Act.

## GOVERNMENT AGENCIES AND NON-PROFIT ORGANIZATIONS

Bateman Seidel helps housing authorities, development agencies and other government bodies finance, own and operate affordable housing. Our lawyers advise non-profit housing developers on the tax laws, real estate issues and federal housing regulations that affect them and their tax exempt status.

## OUR HOUSING AND TAX CREDIT PROFESSIONALS

### DOUGLAS C. BLOMGREN

Doug is a shareholder in the firm. His practice focuses on advising partnerships, limited liability companies, business corporations and non-profit corporations in a variety of matters. He has advised investors, developers and government agencies on housing finance, New Markets Credits, the LIHTC, Fair Housing Act compliance, and a variety of other legal matters affecting the acquisition, rehabilitation, development and ownership of affordable and market-rate housing. He also represents for-profit and non-profit housing developers and housing authorities throughout the area.

### MICHAEL R. CHELLIS

Mike is a shareholder specializing in tax. He has advised investors and governmental and community development agencies on the LIHTC, the rehabilitation tax credit and a variety of other tax and legal matters. He has been outside tax counsel to the tax credit allocation and compliance divisions of the Washington State Housing Finance Commission. He also assists syndicators and investors with structuring upper tier investment funds and lower tier operating partnerships.

### STEPHEN M. SEIDEL

Steve is a shareholder in the firm. His practice consists of representing lending institutions, syndication companies, investors, government agencies and developers in the financing and development of multi-family residential housing. Steve concentrates in the area of affordable housing development and has significant experience in transactions financed with tax-exempt bonds, LIHTC, and other government subsidies. Previously, Steve was the risk management officer for the affordable housing segment of a large nationally-based financial institution and the director of underwriting and director of asset management of its wholly-owned real estate syndication company. Steve has also been partner at another large northwest law firm and, collectively, has over 13 years of experience in LIHTC transactions. Steve has been involved in, literally, hundreds of LIHTC transactions.

### CHRESTON (CHRIS) J. GRAM

Chris is a shareholder who represents clients in all aspects of real property transactions including buying, selling, developing, leasing and financing real property. Chris has closed scores of construction, permanent and bridge loans on affordable housing transactions. Chris's practice also includes general business and corporate law.

### CHRISTOPHER I. CAMPBELL

Chris Campbell is an associate with the firm. His practice focuses on representation of investors and developers of LIHTC-financed housing. He has developed expertise in the areas of survey, title, lending and insurance law.

#### JESSICA L. RIZER

Jessica is an associate with the firm. Her practice focuses on representation of investors and developers of LIHTC-financed housing. She has developed expertise in addressing the real estate issues that arise in those transactions.

#### RANDALL B. BATEMAN

Randy is a shareholder whose practice focus includes real estate and finance. He has closed numerous construction, bridge and term loans for LIHTC transactions. Randy serves as counsel to insurance companies and financial institutions on commercial lending transactions. Randy has significant experience in participated loan transactions and multiple asset financings. He is nationally recognized by Chambers USA for his outstanding real estate law capabilities.

#### GREGORY J. MINER

Greg is the shareholder in charge of construction litigation. His practice focuses on complex business and commercial construction litigation both in federal and state courts. He also has experience in federal and state public contract law and litigation, including handling bid protests. Greg has considerable experience in litigating real estate disputes involving both residential and commercial projects, removal actions, and design and construction defect claims.

#### KATHLEEN S. SIELER

Kathleen is a shareholder whose practice focuses on real estate finance, acquisitions and title matters. Kathleen has developed special expertise in the areas of planned communities and condominium law.

### CONTACT US

Bateman Seidel  
888 SW 5th Avenue, Suite 1250  
Portland, Oregon 97204

503 972-9920 telephone  
503 972-9921 facsimile

Douglas Blomgren	<a href="mailto:dblomgren@batemanseidel.com">dblomgren@batemanseidel.com</a>
Michael Chellis	<a href="mailto:mchellis@batemanseidel.com">mchellis@batemanseidel.com</a>
Stephen Seidel	<a href="mailto:sseidel@batemanseidel.com">sseidel@batemanseidel.com</a>

