



Daniel M. Rosen

Partner

he/him/his

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Overview

I have been a housing lawyer my entire career, and a leader of Klein Hornig since the start of the firm. I am deeply invested in the firm and the work we do. I particularly enjoy helping clients tackle ambitious projects by solving puzzles and bringing together multiple parties and funding sources to help improve communities across the country.

Dan Rosen helps structure and close complicated deals for developers and owners of affordable and mixed-income housing. He has worked with public, private, nonprofit, and for-profit clients as they build, buy, preserve, and finance thousands of units across the country using dozens of funding sources.

Dan draws on three decades of experience with complex financial and regulatory frameworks, whether supporting new development or untangling layers of existing financing to redevelop an existing site. He prides himself on working with the full Klein Hornig team to plan for and help smooth out the intense stretches of a transaction. This involves juggling strategic and challenges, as well as overseeing a massive volume of documents. Clients appreciate Dan's ability to assemble resources, synthesize issues, and get the job done.

Dan is a former Chair of the American Bar Association's Forum on Affordable Housing and Community Development Law. Early in his career, Dan was an Associate General Counsel at The Community Builders, Inc., a nonprofit developer.

Experience

- Redevelopment of a public housing community as part of the first round of Choice Neighborhoods Initiative (CNI) grants, producing approximately 350 new units across four phases including the first combination of CNI with the Rental Assistance Demonstration (RAD) program and an early use of "twinning" 9% and 4% tax credits

- Conversion of a historic school building into 75 units of LGBTQ-friendly mixed-income rental housing for seniors and 10,000 sq ft. of community space
- Mixed-use development of 119 mixed-income apartments and 76,000 sq ft. of commercial and retail space across three new buildings with sources including Low-Income Housing Tax Credits (LIHTC), New Markets Tax Credits (NMTC), and Choice Neighborhoods Initiative (CNI) funds
- Redevelopment of multiple sites containing both public housing and Section 8 multifamily housing through a combination of tax credits, RAD, CNI, and the transfer (porting) of Section 8 project-based rental assistance (PBRA)
- Historic rehabilitation of 110 units of mixed-income housing spread across four buildings, closed alongside the mixed-use redevelopment of nine buildings totaling over 500,000 sq ft.
- Mixed-finance redevelopment of multiple Massachusetts state public housing sites
- New construction of 350 units of mixed-income housing using tax credits, tax-exempt bonds, and the first closing under HUD's Faircloth-to-RAD program
- New construction of 42 units on town-owned land using sources including federal and state low-income housing tax credits and American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds (SLFRF)

My Team



Paula Pineo
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Involvement and Recognition

Professional Affiliations

- Urban Land Institute Affordable & Workforce Housing Council, *Program Co-Chair, Member*
- National Housing & Rehabilitation Association, *Board Member*
- American Bar Association Forum on Affordable Housing and Community Development Law, *Chair (2020-2021); Governing Committee Member (2014-2022)*

Events/Speaking Engagements

Dan is a frequent speaker at local and national conferences, including the Urban Land Institute, National Housing & Rehabilitation Association, AHF Live, and the American Bar Association Forum on Affordable Housing and Community Development.



Credentials

- Harvard Law School, J.D.
- Yale University, B.A.

Admissions

- Massachusetts
- District of Columbia

Related Services

- Affordable Housing
- Affordable Housing Development
- Affordable Housing Regulatory
- Community Development
- HUD
- Cross-Cutting Regulatory Matters
- Low Income Housing Tax Credits
- Mixed-Use

