



# AFFORDABLE HOUSING

## PROPERTY DIVISION

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We have a unique knowledge base and skill set in representing developers of affordable housing, workforce housing, and other publicly-subsidized housing. Mirroring the breadth of our general land use and zoning practice, we assist with every step of the process, including property identification and acquisition, entitlements, the financing process and defending a financing award, and construction and post-construction issues. With an eye towards the particular issues developers of affordable housing face, we counsel you on how to obtain achievable densities, parking reductions and waivers, and impact fee waivers and deferrals. Our political relationships with officials at municipalities and county governments give us a unique platform to enhance development efforts.

Demonstrating our strategic thinking, we have taken a lead role in re-writing portions of the City of Miami's Miami 21 Zoning Code to benefit and incentivize affordable housing development. When our clients faced difficulty operating within the confines of existing regulations, we set out to revise those regulations and developed a multi-faceted approach that included engaging neighborhood representatives, planning staff and elected officials in our discussions. These regulations have the backing of industry proponents and neighborhood activists alike. Win-win scenarios like this are made possible through the efforts and attitudes of our attorneys who see opportunities inherent in every problem, think through potential strategies, and effectuate solutions that benefit our clients in both the long and short term.