



## **Barry J. Palmer**

*Director*

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Barry is a Director in the Real Estate and Affordable Housing and Community Development sections of Coats Rose. His practice concentrates on the development and rehabilitation of affordable housing under various federal and state programs and inner city revitalization projects utilizing tax exempt financing tools. A large portion of Barry's practice includes the representation of housing authorities in the redevelopment of obsolete public housing. Barry has particular expertise in the Section 42 Low-Income Housing Tax Credit program and the various HUD-administered redevelopment. His practice involves closing numerous projects under HUD's Rental Assistance Demonstration (RAD) Program. He has been a frequent speaker on the topic of combining RAD with the Section 42 Low Income Housing Tax Credit Program.

In addition, Barry serves as developer counsel for numerous for profit and non-profit developers under the Section 42 low income housing tax credit program. He also works extensively on applications for credits and the subsequent closing of tax credit projects. Barry is the Head of the firm's Affordable Housing and Community Development practice. He is located in the Houston office.

### *Admitted*

- Texas, 1981
- U.S. Court of Appeals, Fifth Circuit
- U.S. District Court, Southern District of Texas

### *Education*

- J.D., 1981, magna cum laude, Boston College
- B.A., 1974, cum laude, Northeastern University

### *Affiliations*

- American Bar Association (Forum on Affordable Housing)
- State Bar of Texas
- Houston Bar Association
- Texas Affiliation of Affordable Housing Providers

- National Association of Local Housing Finance Agencies
- Texas Association of Local Housing Finance Agencies
- National Association of Housing and Redevelopment Officials

### *Presentations*

- "Tax Exempt Bonds: Boot Camp," Barry J. Palmer, Moderator, at the 2021 Texas Housing Conference, produced by Texas Affiliation of Affordable Housing Providers (TAAHP), July 19, 2021.
- "Tax Exempt Bonds: Boot Camp," Barry J. Palmer, Moderator, at the 2020 TAAHP Summer Virtual+ Conference, July 20, 2020
- "National & Regional RAD Experiences – Portfolio, Development, Subsidy & Financing Options" Barry J. Palmer, Moderator, at the Southwest Regional RAD Collaborative, March 4, 2020
- "RAD Retrospective and Prospective – Legal Lessons Learned, Successes, Challenges, Today's Hot RAD Topics & More," Barry J. Palmer, Speaker, at the 2019 HDLI Fall Legal Conference, October 11, 2019
- "RAD and Historic Tax Credits," Barry J. Palmer, Speaker, at the 2019 NAHRO National Conference and Exhibition, October 10, 2019
- "The Future is RAD," Barry J. Palmer, Speaker, at the 2019 Novogradac Affordable Housing Conference, October 3, 2019
- "RAD Conversion Workshop for Housing Authorities & Cities," Barry J. Palmer, Moderator, presented at the 2019 Texas Affordable Housing Conference, produced by TAAHP, July 23, 2019
- "Adding LIHTC to the RAD Process / Financing Your RAD Development," Barry J. Palmer, Panelist, 2019 Novogradac Affordable Housing Conference: Using RAD and the LIHTC to Improve Communities, January 2019 in Miami Beach, Florida
- "RAD" the Latest Update," Texas Housing Association Annual Conference, 2018
- "Developing an Effective Year 15 Strategy," Novogradac Tax Credit Housing Developers Conference, 2015
- "Key Issues for Combining RAD with LIHTC," National NAHRO, 2015
- "Lessons Learned on 15 Year Disposition Issues from the Developer's Perspective," Novogradac Affordable Housing Tax Credit Conference, 2015
- "Making Money with Modernization," Texas Housing Association Annual Conference, 2015
- "Combining RAD with LIHTC, Hunter Plaza: A Case Study," Texas NAHRO, 2015
- "Combining RAD with LIHTC," SW NAHRO, 2015
- "TDHCA Issues," Coats Rose Annual Conference, 2015

- "RAD: The Possibilities are Infinite," Texas Housing Conference, 2015
- "Year 15 Opportunities," Coats Rose Annual Conference, 2014
- "RAD – All the Latest News," Texas Housing Conference, 2014
- "Debt, Equity & Soft Financing," Coats Rose Annual Conference, 2013
- "Public/Private Partnerships – PHA's, PFC's and HFC's," Texas Housing Conference, 2013
- "Tax Credits 101: The Basics of the Low-Income Housing Tax Credit Program," Texas NAHRO, 2012
- "Future of Public Housing in the Gulf Coast," ABA Forum of Affordable Housing Spring Conference 2008
- "Public/Private Combinations: What Works?" Ballard Spahr Tax Credit Symposium 2006
- "The Aftermath of Katrina/Rita – How to Recover and How to Prepare," Texas Housing Conference, July 2006
- "The Future of Public and Assisted Housing After Katrina," ABA Forum on Affordable Housing Annual Conference, May 2006
- "Creative Ventures with Public Housing Authorities and Others," Texas Housing Conference, July 2005
- "Asset Management of Affordable Housing," ABA Forum on Affordable Housing Annual Conference, May 2005