Leigh A. Poltrock
Counsel

Pittsburgh
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Clients rely on Leigh's counsel to guide them through the complex issues that arise in the financing, development, and operation of affordable multifamily housing.

OVERVIEW

A former general counsel for the Philadelphia Housing Authority, Leigh concentrates her practice on multifamily affordable housing preservation and development as well as the administrative, regulatory, litigation, and general corporate matters that arise in connection with these projects. Her clients throughout the U.S. include developers, public housing authorities, nonprofits, for-profit owners, and other recipients of HUD funds.

A major portion of Leigh's practice includes assisting clients with the financing, development, and operation of affordable multifamily projects to ensure the long-term preservation of the project and to increase value for ownership. Leigh accomplishes this by utilizing a variety of funding sources such as Section 8 rent increases, Low Income Housing Tax Credits, tax-exempt bonds, state housing finance agency loan funds, HOME and CDBG funds, HUD-insured loans, and conventional financing. Leigh has extensive experience obtaining approvals from HUD for the assignment of Section 8 contracts, the transfer of FHA-insured loans, the "porting" or 8(bb) transfers of HAP contracts, and the decoupling of Section 236 Interest Reduction Payments. Leigh has also closed numerous conversions of assistance under HUD's Rental Assistance Demonstration (RAD) program, including those involving public housing, RAP, Rent Supp, Mod Rehab, and PRAC-assisted projects.

Leigh also advises clients on statutory and regulatory issues, including compliance with the tenant-based and project-based housing choice voucher programs, RAD, the Uniform Relocation Act, the Rehabilitation Act of 1973, Title VI of the Civil Rights Act, and fiscal appropriations. She regularly represents owners renewing and restructuring their PBRA contracts, including in mark-to-market restructuring transactions, as well as in the acquisition and sale of residential apartment complexes receiving various subsidies from HUD and/ or Rural Housing. She also counsels clients on dispute resolution and litigation relating to government procurement processes and policies.

Leigh also has experience advising and defending clients in fair housing investigations and reviews (both FHEO and state agency investigations), HUD debarment actions, Office of Inspector General audits and investigations, and Labor Relations audits and reviews (particularly as it relates to Davis-Bacon compliance). Leigh started her career as a litigator and has argued numerous statutory appeals as well as cases in state and federal court, including Section 1983 claims. Additionally, she counsels clients on dispute resolution and litigation relating to government procurement processes and policies.

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AWARDS

- *Best Lawyers in America®:* Real Estate Law (2024-2027)

TOP AREAS OF FOCUS

- Affordable Housing + Community Development
- Multifamily Housing Finance

ALL AREAS OF FOCUS

- Affordable Housing + Community Development
- Commercial Real Estate Lending
- Fair Lending
- Finance + Banking
- Financial Services
- Multifamily Housing Finance
- Nonprofit Organizations + Foundations
- Real Estate

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Founder, Neighborhood Table Legal Clinic (2014–present)
- Member of the National Association of Housing and Redevelopment Officials (2007–present); serves on the national Community Revitalization & Development Committee
- Member of the Housing & Development Law Institute (2005–present)
- Past member, Allegheny County Landlord-Tenant Advisory Committee (1999–2003)
- Past member, Pittsburgh Chapter of the American Inns of Court (1999–2003)

EDUCATION AND CERTIFICATIONS

EDUCATION

- University of Pittsburgh School of Law, J.D., 1996
- Franklin & Marshall College, B.A., 1991, English

BAR ADMISSIONS

- Pennsylvania

COURT ADMISSIONS

- U.S. Court of Appeals, Third Circuit
- U.S. District Court, Eastern District of Pennsylvania
- U.S. District Court, Western District of Pennsylvania

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SPEAKING ENGAGEMENTS

- “Recent Developments in the RAD Program,” American Bar Association (ABA) Forum on Affordable Housing and Community Development, Washington, D.C., May 26-27, 2022.
- “Elderly Housing Update: RAD for PRAC,” American Bar Association (ABA) Virtual Forum, May 20-21, 2021.
- “Early 202 PRAC to RAD Conversions and Lessons Learned,” National Leased Housing Association (NLHA) Mid-Year Meeting, Virtual, February 5, 2021.
- “Sexual Harassment in Assisted Housing – Legal Lessons Learned from Significant Lawsuits Across the Country and Best Practices to Detect and Avoid Liability,” Housing and Development Law Institute (HDLI) Annual Fall Conference, San Antonio, TX, October 11, 2019.
- Competitively Selected Speaker, “Transferring Section 8 Project-Based Rental Assistance (PBRA) or HUD-Insured Debt from One Project to Another Project, and Recent Developments Regarding Project-Based Vouchers (PBV),” National Association of Housing and Redevelopment Officials (NAHRO) National Conference, October 18, 2018.
- “RAD Conversions for Mod Rehab/ Mod Rehab SRO Projects – Tips for Keeping Your Conversion on Track,” Pepper Hamilton Webinar, September 25, 2018.
- “Best Practices for Using the Affirmatively Furthering Fair Housing Tools: Perspectives of PHAs, Consultants and Counsel,” Housing and Development Law Institute (HDLI) Annual Fall Conference, New Orleans, LA, October 15, 2016.
- “From the Front Lines of Affirmatively Furthering Fair Housing: Perspectives of Consultants, Stakeholders & Counsel,” National Association of Housing and Redevelopment Officials (NAHRO) National Conference, New Orleans, LA, October 15, 2016.
- “Affirmatively Furthering Fair Housing: What the Final Rule Means for Local Housing and CD Agencies,” Northeast Regional Conference (NERC) of the National Association of Housing and Redevelopment Officials (NAHRO), Falmouth, MA, June 21, 2016.
- “Affirmatively Furthering Fair Housing: Assessment Tool Update & Strategic Town Hall Meeting,” NAHRO Professional Development System, Online e-Briefing, February 25, 2016.
- “Transferring Section 8 Project-Based Rental Assistance (PBRA) or HUD-Insured Debt from One Project to Another Project, and Recent Developments Regarding Project-Based Vouchers (PBV),” Housing and Development Law Institute (HDLI) Annual Fall Conference, Los Angeles, CA, October 16, 2015.
- “Affirmatively Furthering Fair Housing: What the Final Rule Means for Local Housing and CD Agencies,” Pepper Hamilton Client Alert Presentation, Pittsburgh, PA, September 29, 2015.
- “Affirmatively Furthering Fair Housing: How the Final Rule Affects Local Housing and CD Agencies,” NAHRO Professional Development System, Online e-Briefing, August 6, 2015.
- “Affirmatively Furthering Fair Housing: A Critical Update;” “Thinking Outside the Box to Generate Revenue and Accomplish Your Agency’s Goals;” and “The Anatomy of a Low Income Housing Tax Credit Deal,” Southeast Regional Conference (SERC) of the National Association of Housing and Redevelopment Officials (NAHRO), Louisville, KY, June 15, 2015.
- Moderator, “Navigating Cross-Cutting HUD Approvals: Potential Impediments to Closing,” American Bar Association (ABA) Forum on Affordable Housing and Community Development, Washington, D.C., May 21-22, 2015.
- “Affirmatively Furthering Fair Housing: A Critical Update,” Pepper Hamilton Client Alert Presentation, Pittsburgh, PA, January 8, 2015.
- “Affirmatively Furthering Fair Housing: A Critical Update,” NAHRO Professional Development System, Online e-Briefing, November 12, 2014.
- “Housing Development & Finance for ‘Regular’ Housing Lawyers: How to Think and Speak Like a Developer,” Housing and Development Law Institute (HDLI) Annual Fall Conference, Baltimore, MD, October 17, 2014.
- “Recent HUD Audits: What We’ve Learned” and “Affirmatively Furthering Fair Housing: The Proposed Rule,” Ohio Housing Authorities Conference, Painesville, OH, October 10, 2014.

- “A New View: Thinking Outside the Box to Generate Revenue and Accomplish Your Agency’s Goals,” Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) Annual Fall Conference, Pittsburgh, PA, September 9, 2014.
- “FHEO: Occupancy and Wait List Issues that Pertain to Fair Housing” and “Affirmatively Furthering Fair Housing: The Proposed Rule,” West Virginia Association of Housing Agencies Spring Workshop, Morgantown, WV, April 15, 2014.
- “New & Hot Reasonable Accommodations Issues for 2013: Assistance Animals, Affirmatively Furthering Fair Housing & More,” Housing and Development Law Institute (HDLI) Annual Fall Conference, Cleveland, OH, October 25, 2013.
- “The 504 Review and You – What to Do When FHEO Comes Knocking,” “Everything Your Outside Counsel & Legal Consultant Wish You Knew,” and “Fair Housing: Practice and Partnerships to Uphold Your Obligations,” National Association of Housing and Redevelopment Officials (NAHRO) National Conference, Cleveland, OH, October 25-26, 2013.
- “Fair Housing Updates: How Is Your Organization Impacted?,” National Association of Housing and Redevelopment Officials (NAHRO) Professional Development System (NPDS) Webinar, August 29, 2013.
- Moderator, “Project Based Vouchers: A Program Matures,” American Bar Association (ABA) Forum on Affordable Housing and Community Development, Washington, D.C., May 22-24, 2013.
- “Fun With FHEO: Compliance Reviews & Investigations,” Western Pennsylvania Housing Directors Association, Blairsville, PA, April 23, 2013.
- “Avoiding HUD OIG Scrutiny in Your Project Based Section 8 Voucher Projects: Pitfalls & Strategies,” and “Managing the PHA, Section 8 Landlord, and Section 8 Participant Relationships: Key Legal Provisions of the HAP Contract, When Can a PHA Withhold Payment, and Breaches of the HAP Contract,” Housing and Development Law Institute (HDLI) Annual Fall Conference, Nashville, TN, October 29, 2012.
- “Records Retention: Managing Your Agency’s Records and Electronic Data,” Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) Annual Fall Conference, Erie, PA, September 13, 2012.
- “Open Records Act – New Developments in the Law and Best Practices for Compliance and New ADA Standards for Accessible Design,” Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) Summer Conference, Seven Springs, PA, June 21, 2012.
- “Legal Update and Legal Round Table: Smoking Policies,” Western Pennsylvania Housing Directors Association, Tarentum, PA, February 28, 2012.
- “HUD Audits Workshop: What We’ve Learned and What You Need to Know About the OIG and FHEO,” Southeast Regional Conference (SERC) of the National Association of Housing and Redevelopment Officials (NAHRO), Point Clear, AL, November 6-8, 2011.
- “Hot Topics in Public Housing and §8 Administrative Hearing Processes: ‘One Strike,’ Reasonable Accommodations, Grievances and More,” Housing and Development Law Institute (HDLI) Annual Fall Conference, St. Louis, MI, October 24, 2011.
- “Recent HUD Audits: What We’ve Learned,” National Association of Housing and Redevelopment Officials (NAHRO) National Conference, Louisville, KY, July 28, 2011.
- “Recent HUD Audits: What We’ve Learned,” Housing and Development Law Institute (HDLI) Annual Fall Conference, Reno, NV, November 1, 2010.
- “Opportunities in Affordable Housing in the Recession,” Florida Association of Housing & Redevelopment Officials (FAHRO) Executive Director’s Retreat, St. Pete Beach, FL, May 19, 2010.
- “‘Ace-ing’ Legal Procurement Issues: Recognizing and Resolving Legal Procurement Issues Prevalent in Today’s Contracting,” Housing and Development Law Institute (HDLI) Annual Fall Conference, Washington, D.C., October 5, 2009.
- “Legal Update,” Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) Annual Legislative Conference, Harrisburg, PA, February 11, 2003.
- “Legal Update,” Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) Annual Legislative Conference, Harrisburg, PA, February 6, 2001.

- “Selected Legal Issues in Developing and Implementing Successful Anti-Drug Strategies,” Housing and Development Law Institute (HDLI) Annual Fall Conference, Phoenix, AZ, October 30, 2000.

PUBLICATIONS

- “Making HCV Payments for Units With Non-Life-Threatening Conditions: Correctly Utilizing this Administrative Flexibility,” *Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) Monitor*, Winter 2017-2018.
- “The Changing Landscape of Housing Admissions for Landlords: Life in the Wake of the April 4, 2016 OGC Guidance,” *Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) Monitor*, Winter 2016-2017.
- “Affirmatively Furthering Fair Housing: The Good, the Bad, & the Ugly of the Proposed Rule and Draft Assessment Tool,” *Pepper Hamilton Housing Client Alert*, January 6, 2015.
- “Affirmatively Furthering Fair Housing: The Good, the Bad, & the Ugly of the Proposed Rule and Draft Assessment Tool,” *Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) Monitor*, Winter 2014.
- “New ADA Standards for Accessible Design Will Strongly Affect Owners and Developers of Real Estate,” *Real Estate Law360,* May 15, 2012.
- “New ADA Standards for Accessible Design Will Strongly Affect Affordable-Housing Providers,” *Pepper Hamilton Housing Client Alert*, March 22, 2012.
- Co-author, “Disparate Impact Claims Under Fair Housing Act Remain Viable as Case Is Removed from Supreme Court Docket,” *Pepper Hamilton Housing Client Alert*, March 22, 2012.
- “Going Green Without Going Broke – Combating the Green Premium,” (article quoted and linked on *LouisvilleHomesBlog.com* on January 1, 2010), *HousingZone.com*, March 29, 2009.
- “Pennsylvania’s New Right-to-Know Law,” *Affordable Housing News Alert*, January 2009.
- “Gaining an Edge by Going Green,” *Affordable Housing News Alert*, July 2008.
- “Changes in Oversight for Section 3 Compliance,” *Affordable Housing News Alert*, February 2008.

MEDIA COMMENTARY

- Cited, “Disparate Impact Cases Would Rely Solely on Courts Under HUD Rule,” *The National Law Journal*, February 17, 2026.