Scott E. Fireison

Partner

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Developers seeking to comply with affordable housing program requirements at the federal, state, and local levels look to Scott for guidance informed by his long experience working with both the financial and legal aspects of these policies.

OVERVIEW

Scott represents public and private, for-profit, and nonprofit organizations in connection with their real estate purchase, sale, development, financing, investment, and operational activities for multifamily and other complex projects. He is particularly adept at managing clients' compliance with the multitude of affordable housing programs, including federal, state and local grants, mortgage insurance, interest subsidy, project and tenant-based rental subsidies, tax-exempt bonds, and low income housing tax credits.

He has negotiated and closed the terms of sale, investment, and financing for residential and commercial projects, and the agreements for development and management for multifamily housing throughout the U.S. Scott also assists lenders in their review and consideration of project-specific compliance and regulatory matters concerning federal affordable housing programs.

Before joining the firm, Scott practiced as a certified public accountant in the national multifamily housing practice of a large accounting firm, where he assisted in the preparation of SEC filings for the syndication of low income housing tax credits and in the development of procedures for the review of HUD regulated housing projects.

As co-chair of the firm's Affordable Housing + Community Development Practice Group, Scott has published several articles on HUD-assisted housing, nonprofit organizations, and related tax matters. He is a member of the board of directors of the National Leased Housing Association (NLHA), and lectures at seminars on federal housing programs and public finance.

Scott previously served in the United States Marine Corps and Marine Corps Reserve.

REPRESENTATIVE MATTERS

- Represents for-profit and nonprofit developers in new construction and substantial rehabilitation/preservation, including low income housing tax credits (LIHTC), the new markets tax credit (NMTC), and historic tax credits, with and without tax-exempt bonds.
- Represents developers, owners, investors and funders in connection with HUD regulatory compliance, funding

and transactional matters, Section 202 development, redevelopment and prepayments, acquisition/redevelopment of LIHPRHA and ELIHPA projects, Mark-to-Market and post-Mark-to-Market restructuring, Section 8 renewals and modifications; Rental Assistance Demonstration (RAD) conversions to PBRA and PBV, qualification for preservation vouchers, and “Section 209” transfers of use restrictions.

- Represents public, nonprofit, and for-profit clients with regard to joint venture and mixed finance structures, under nonprofit/for-profit partnerships combining tax credits, tax-exempt bonds and other federal housing programs, including HOME, Section 8, Section 515, and Section 202.
- Represents borrowers and issuers in both rated and unrated/insured tax exempt bond financings pursuant to Sections 142 and 145 of the Internal Revenue Code, and redevelopment transactions involving redemption of 11b Bonds.
- Represents lenders and borrowers in financing, refinancing, and Partial Payment of Claim (PPC), mortgage modifications and interest rate reduction (IRR) transactions involving mortgages insured by the U.S. Department of Housing and Urban Development pursuant to Sections 223(a)(7), 221(d)(3), 221(d)(4), and 223(f) of the National Housing Act.
- Represents nonprofit multifamily property owners in their qualification for tax exempt status, organization of subordinate entities, and compliance with the requirements of Section 501(c)(3) of the Internal Revenue Code.

AWARDS

- *Best Lawyers in America*®: Real Estate Law (2025-2026)

TOP AREAS OF FOCUS

- Affordable Housing + Community Development
- Multifamily Housing Finance
- Real Estate Finance

ALL AREAS OF FOCUS

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

EDUCATION AND CERTIFICATIONS

EDUCATION

- The George Washington University Law School, J.D., 1996
- University of Maryland, B.S., 1992, accounting

BAR ADMISSIONS

- Maryland

- District of Columbia