

Holland & Knight

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February 10, 2015

VIA IZIS

Zoning Commission for the
District of Columbia
Office of Zoning
441 Fourth Street, NW, Suite 210-S
Washington, DC 20001

**Re: Sursum Corda Cooperative Association, Inc. (ZC Case No. 15-20)
Expert Witness Proffer**

Dear Commission Members:

At the public hearing for the above-referenced application, Attorney Christopher W. Hornig, of the law firm Klein Hornig LLP, will be proffered as an expert witness in the area of affordable housing, particularly as it relates to HUD programs, requirements and procedures. A copy of Mr. Hornig's resume is attached for your review.

In the prehearing statement for the application, Mr. Hornig's partner, Aaron O'Toole, was listed as the expert witness in the area. However, Mr. O'Toole will be out of town and unable to participate in the hearing.

Thank you for your considerate attention to this matter.

Sincerely yours,



Leila M. Jackson Batties

Attachment

cc: Christopher W. Hornig, Esq. (via email)

Atlanta | Boston | Chicago | Fort Lauderdale | Jacksonville | Lakeland | Los Angeles | Miami | New York
Northern Virginia | Orlando | Portland | San Francisco | Tallahassee | Tampa | Washington, DC | West Palm Beach

CHRISTOPHER W. HORNIG

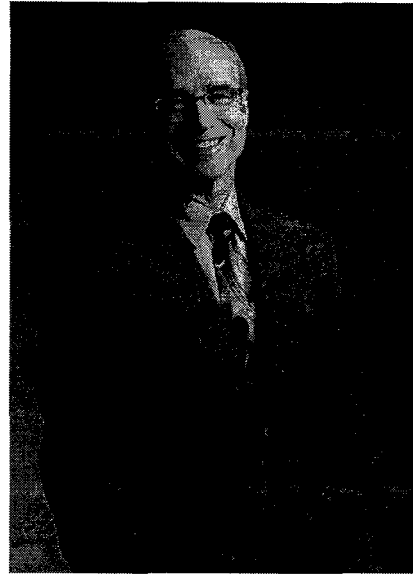
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PRACTICE AREAS

- CNI/RAD/HOPE VI/Mixed-Finance Public Housing
- HUD Programs
- Affordable Housing
- Real Estate

EDUCATION

Stanford University Law School, JD, 1979, *Order of the Coif*
Harvard University, BA, 1976, *cum laude*



EXPERIENCE

Chris Hornig represents for-profit, nonprofit and public sector clients in connection with a broad range of assisted housing and real estate transactions. In recent years, Chris has placed particular focus on CNI/RAD/HOPE VI/mixed-finance transactions in which he represents both private developers and public housing authorities in complex large scale revitalization projects involving the demolition of distressed public housing and its replacement with mixed-income, mixed-use developments utilizing Low-Income Housing Tax Credits, tax-exempt bonds, private debt, and public and private grant funds. Chris has represented parties in portfolio transfers, preservation projects, Mark-to-Market restructurings, and other affordable housing contexts. Chris has a background in tenant association representation leading to condominium/cooperative conversion and has litigated Federal housing-related cases at the trial and appellate levels.

Chris previously served as the first Deputy Assistant Secretary for Public Housing Investments with the U.S. Department of Housing and Urban Development (HUD). In that capacity, he designed and implemented the HOPE VI/mixed-finance program, including overseeing and substantially drafting the Grant Agreement, the Notice of Funding Availability, the Part 941 Mixed-Finance Regulations, and HUD's administrative oversight mechanisms. He also played a principal role in HUD's overall effort to rationalize public housing practices and represented the Federal government in completing a historic negotiated reconfiguration of Native American housing programs.

BAR ADMISSIONS

- Maryland
- District of Columbia
- U.S. District Court and Court of Appeals, DC
- U.S. Supreme Court

TRANSACTIONS

- Represents a joint venture of a national affordable housing developer and a prominent operator of permanent supportive housing in developing a new 124-unit facility in DC utilizing tax-exempt bonds and 4% LIHTC, a special federal appropriation, local trust fund monies, and foundation grants
- Represented a Southern public housing authority in the demolition of an existing 600-unit complex including public housing and other units and its replacement in multiple phases utilizing public housing sources, Low-Income Housing Tax Credits, Fannie Mae ModExpress funds, program income from a separate HOPE VI development, and local sources
- Represents a national affordable housing developer in its HOPE VI and mixed-finance development efforts; a typical project involved homeownership units and three rental phases financed with tax-exempt bonds and 4% credits, 9% credits, FHA 221(d)(4) mortgage insurance, HOPE VI funds, and multiple state programs
- Assisted a regional developer in redeveloping a failed nonprofit-owned urban project using NHP funds, 9% credits, and Project-Based Vouchers
- Represented a DC nonprofit in acquiring and developing buildings as transitional and supportive housing using tax-exempt bonds, 4% credits, and DC Housing Production Trust Funds
- Represented a major DC developer in negotiating public benefits and affordable housing obligations, and closing a 221(d)(4) loan on a 313-unit apartment building
- Prepared and presented a "HUD 101" training for major regional developer's staff

ACTIVITIES

- D.C. Housing Preservation Strike Force (2015)
- National Housing Conference, *Board of Trustees* (2000-present)
- National Low Income Housing Coalition, *Support Committee* (2012-present)
- ABA Forum on Affordable Housing and Community Development Law, *Member* (1994-present); *Chair, Committee on Public Housing* (2005-2008); *Journal contributing editor* (2005-2008)
- Participated on industry task force responding to HUD on its Rental Assistance Demonstration Program (2012)
- The Dance Place, Washington, DC, *Counsel and Advisory Board* (2009-present)

- Latin American Youth Center, Washington, DC, *Board of Directors* (1999-2006), *Vice-Chairperson* (2001-2006)

EVENTS

- Panel Moderator, "Year 15 and Recapitalizing HOPE VI Projects", Annual Conference, National Housing & Rehabilitation Association February 2015
- Panel Moderator, "HUD Operating Subsidies: Differences And Risks In An Unsettled Funding Environment", American Bar Association Annual Conference on Affordable Housing and Community Development Law – May 2014
- Panel Moderator, "Year 15 Issues in Mixed-Finance Projects," NAHRO National Conference – October 2013
- Panelist, "Civil Rights Entrepreneurship," at "The Unfinished Work: Advancing New Strategies in the Struggle for Human Rights," University of North Carolina – November 2010
- Panel Chair, "Tax Credit Update – Maryland," Housing Association of Nonprofit Developers – September 2010
- Panelist, "A Sustainable Future: Capital Planning and Leverage," NAHRO Summer Conference – 2010
- Panel Chair, "Current Issues in Mixed-Finance Development," American Bar Association's 17th Annual Conference on Affordable Housing and Community Development Law – May 2008
- Panelist, "Innovative Financing: PHA Session," Virginia Governor's Conference on Housing – November 2007
- Presenter, "Overview of Federal Housing Programs 101," ABA Teleconference – October 2007
- Panel Chair, "Mixed-Finance Development in an Evolving Environment," American Bar Association's 16th Annual Conference on Affordable Housing and Community Development Law – May 2007
- Martindale Hubbell Peer-Review Rated AV Preeminent™