Reinhart

John A. Erich

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John Erich is of counsel in Reinhart's Real Estate and Corporate Law practices. Since joining the firm in 1972, he has helped his clients shape and improve community landscapes throughout the country. John concentrates his practice in the areas of commercial real estate development and finance with a special emphasis on structuring transactions using the Low-Income Housing Tax Credit (LIHTC) and the New Markets Tax Credit (NMTC) to raise equity.

John's clients have included developers (for-profit and nonprofit), equity investors, lenders and nonprofit organizations. John has also represented Qualified Active Low-Income Community Businesses (QALICBs), Community Development Entities (CDEs), NMTC equity investors and senior lenders in NMTC financings.

Away from the office, John is an avid golfer and enjoys weight training, cycling and reading. He is passionate about community development and supports non-profit organizations that focus on minority business financing and economic development in impoverished areas of Milwaukee.

Education

- J.D., University of Chicago Law School
- A.B., magna cum laude, Ripon College; Phi Beta Kappa; Breunig Prize in Philosophy

Bar Admissions

Arizona, Wisconsin, Colorado

Practices

- Real Estate
- Corporate Law

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Services

- Real Estate Tax Credits

Matters

- Represented a for-profit developer in partnership with a nonprofit housing association in the charitable contribution and simultaneous acquisition of five affordable housing projects using LIHTC, Illinois donation tax credits, subordinated USDA permanent financing, conventional construction financing, AHP financing from the FHLB of Chicago and project-based Section 8 rent subsidy
- Represented a for-profit developer in partnership with a public housing authority in the acquisition and rehabilitation of a public housing project using LIHTC, Section 8 project-based vouchers, public housing rent subsidy, Capital Fund Financing Program (CFFP) and conventional construction financing
- Represented a for-profit developer in partnership with a nonprofit housing association in the acquisition and rehabilitation of an affordable housing project using LIHTC, USDA rental assistance, subordinated USDA permanent financing, subordinated municipal permanent financing and tax-exempt bonds
- Represented a CDE in closing the first Qualified Equity Investment (QEI) under the NMTC program in the state of Wisconsin
- Represented a minority-owned supermarket chain (QALICB) in an NMTC financing to redevelop a shopping center in Milwaukee's central city; the QALICB was honored as the Minority Business Enterprise of the Year.
- Represented an NMTC equity investor in an NMTC financing to acquire and redevelop a community health center
- Represented a nonprofit developer in the acquisition and rehabilitation of two affordable housing projects for the elderly using LIHTC, Section 1602 and 1603 stimulus funding, project-based Section 8 rent subsidy and HUD-insured permanent financing
- Represented a CDE in the allocation of NMTC to a manufacturer (QALICB) for the purpose of expanding, rehabilitating and equipping its manufacturing facility
- Represented a CDE in the allocation of NMTC to a nonprofit children's museum (QALICB) for the purpose of expanding and rehabilitating the museum
- Represented a manufacturer (QALICB) in an NMTC financing to develop a new manufacturing facility
- Represented a shipbuilding company (QALICB) in an NMTC financing to expand and equip its shipyard
- Represented an institutional investor in making equity investments in funds which generate state low-income housing tax credits

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- Represented a for-profit developer in partnership with a public housing authority in the acquisition and redevelopment of a public housing project and its surrounding neighborhood using LIHTC, Hope VI funding, Section 8 project-based vouchers, public housing rent subsidy, AHP financing from the FHLB of Chicago, conventional construction and permanent financing
- Represented a nonprofit developer in the acquisition and rehabilitation of an historic hotel to provide affordable housing for the elderly using LIHTC, Section 1602 and 1603 stimulus funding, project-based Section 8 rent subsidy, AHP financing from the FHLB of Chicago and conventional construction and permanent financing
- Represented numerous owners and developers of multi-family housing using HUD-insured mortgage programs for refinancing and new development
- Represented a for-profit developer in partnership with a nonprofit housing association in the charitable contribution and simultaneous acquisition of five affordable housing projects using LIHTC, Illinois donation tax credits, subordinated USDA permanent financing, conventional construction financing, AHP financing from the FHLB of Chicago and project-based Section 8 rent subsidy

Honors & Affiliations

Honors

- *Best Lawyers in America,* Real Estate Law "Lawyer of the Year" (Milwaukee, 2013)
- *Best Lawyers in America* (Real Estate Law)
- Selected for inclusion in *Wisconsin Super Lawyers*
- Wisconsin Top Rated Lawyer Martindale-Hubbell AV® Preeminent™ Peer Review Rated

Affiliations

- American Bar Association
- State Bars of Arizona, Wisconsin and Colorado
- Legacy Redevelopment Corporation (Director; Vice Chairman of the Board)
- Waveland Community Development, LLC (advisory board member)
- Legacy Midwest Renewal Corporation (Director; Vice Chairman of the Board)
- The Millennium Housing Foundation, Inc. (former President and Director)
- Federal Home Loan Bank of Chicago Community Investment Advisory Council (member 2004-2006)
- ABA Forum on Affordable Housing and Community Development Law (member)

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Presentations

- Throughout his career, John has given numerous presentations on an array of real estate topics to clients, industry groups and bar associations.

Publications

- Contributing author, Wisconsin Condominium Law Handbook (1st ed.)
- Numerous articles in the Milwaukee Business Journal (Real Estate Section) on the formation of real estate partnerships and joint ventures, real estate syndication, development of affordable housing, tax and securities law in real estate syndications, real estate investment analysis and master limited partnerships.

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