

# Louise Carroll

*Partner and Co-Chair, Affordable Housing and Community Development Practice*

New York Office

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## Practices

FOCUS: Real Estate  
Affordable Housing and Community Development  
Government and Public Finance

## Education

JD, Tulane University Law School  
MBA, University of Leicester  
BS, University of Wales

## Bar Admissions

New York

## Community Involvements

Buckley School (New York City)  
Center for New York City Neighborhoods  
Community Preservation Corporation,  
Board Member  
New York State Association for Affordable  
Housing (NYSAAFH), Board Member

A well-known figure in New York City's affordable housing community, Louise Carroll has the depth of experience to steer clients through the financial and legal complexities of affordable housing and mixed-income housing projects. With a distinguished career in public service that spanned over 20 years, including a tenure as commissioner of the New York City Department of Housing Preservation and Development (HPD) and chair of the New York City Housing Development Corporation (HDC), the city's bond issuer, Louise has a keen understanding of the policies and processes that developers and project owners must navigate.

## Significant experience in public sector

Clients benefit from the knowledge and tools that Louise acquired throughout her years in public service, during which she earned a reputation as a highly effective agent of change. She served for nearly 15 years in HPD, working to produce and preserve affordable housing across New York City. Appointed as HPD commissioner and chair of HDC by former Mayor Bill de Blasio in May 2019, Louise managed over 1 billion dollars in city and federal funds to finance one of the most significant and complex affordable housing plans in the country. During her tenure, she pushed the plan's goal of 300,000 units ahead of schedule by two years.

Prior to leading HPD, Louise developed deep understanding of the affordable housing framework while holding several leadership positions there, including assistant commissioner for inclusionary housing and associate commissioner for housing incentives. In these positions, she worked to craft changes to New York City's tax programs to achieve greater affordability. Additionally, she led the team as one of the chief architects in designing and implementing the city's Mandatory Inclusionary Housing Program to require the creation of permanently affordable housing in conjunction with residential rezonings, and streamlined the Voluntary Inclusionary Housing Program to increase

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production.

Prior to her appointment as HPD commissioner, Louise served as general counsel and senior vice president for HDC, which plays a role in financing the creation and preservation of affordable and mixed-income developments in the city. Louise's long history with the city followed private sector work abroad in shipping finance.

## Recognitions

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*Recognized or listed in the following:*

- Citizens Housing and Planning Council
  - *Ibo Balton Award for Community Planning, 2016*
- *City & State New York*
  - *Real Estate Power 100, 2020-2021*
- Enterprise Community Partners
  - *James W. Rouse Civic Medal of Honor, 2021*
- Hope Community Inc.
  - *George Calvert Community Service Award, 2021*

## News

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- *National Law Journal* Honors Louise Carroll Among 2022 "Real Estate Trailblazers" (September 2, 2022)
- *Bisnow* Highlights Louise Carroll's Insight on New York City's Affordable Housing Sector (August 16, 2022)
- Louise Carroll Speaks With *The Glass Hammer* About Public Service Career, New Professional Chapter and Family Influences (June 7, 2022)

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- *PoliticsNY* and *amNY Metro* Recognize Louise Carroll Among Real Estate Power Players (May 6, 2022)
- Katten Attracts Former NYC Housing Czar Louise Carroll (February 23, 2022)

## Presentations and Events

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- Race to the Closing! (November 10, 2022) | *Moderator* | *Race to the Closing!*
- Hot Topics in Not-for-Profits Law (November 2, 2022)
- REEC 2022 Fall Conference (October 12–13, 2022)
- California State Board of Equalization (September 28, 2022) | *Property Tax Abatement Work Group* | *Testimony*
- New York City Affordable Housing Summit (August 11, 2022)
- Disrupt Development Summit (June 25, 2022) | *Panelist* | *Affordable Housing Development Panel*
- Municipal Bond Women's Forum (2021) | *Panelist*
- Women in Housing and Finance Inc.'s 40th Anniversary Celebration (2021) | *Panelist*
- Current Issues in Affordable Housing in New York City | New York City Bar Association (2021) | *Panelist*
- Navigating Budget Cuts | BISNOW NYC Affordable Housing Series (2020) | *Panelist*
- Federal Reserve Bank of New York's Economic Inequality Policy Series (2020) | *Panelist*
- Interviews with NY1 news and PIX 11 news on the housing lottery and homeless units (2020) | *Panelist*

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- New York City Outlook: Budget, Pipeline, New Cost Concerns and Zoning | New York State Association for Affordable Housing Conference (2020) | *Panelist*
- Seismic Shifts or Natural Progression? Recent Changes in NYC Real Estate | New York Law School Breakfast Forum (2020) | *Panelist*
- Center for NYC Neighborhoods' Affordable Homeownership Summit (2020) | *Panelist*
- Black Women in City Government Forum | Office of former New York City First Lady Chirlane McCray (2020) | *Panelist*
- Press conferences with former New York City Mayor Bill de Blasio (2020-2021)
- Testimony before the New York City Council on HPD's budget and other matters (2019-2021)
- Turning the Tide on Housing | *Crain's* Business Breakfast Forum (2019) | *Panelist*
- Plenary Session | New York State Association for Affordable Housing Conference (2019) | *Panelist*
- 19th Annual New York State Supportive Housing Conference | Supportive Housing Network of New York (2019) | *Panelist*
- Testimony before the New York State Senate and Assembly on legislation, including changes to New York City's rent stabilization laws (2016-2021)
- Testimony before the New York City Planning Commission (2015-2021)