

David P. Cohen

Partner

Real Estate

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David Cohen helps clients buy, sell, finance and develop real estate projects. For sponsors, investors and lenders, he advises them on the full range of transactions that can get them closer to their real estate goals. He also has extensive experience with affordable housing and community development transactions throughout the United States, with particular emphasis in California, Illinois and New York.

Wide-ranging experience in real estate and affordable housing matters

Financings, joint ventures and public-private partnerships are among the varied transactions that David works on frequently, including those involving industrial, multifamily, medical office buildings, student housing, single family rental (SFR) and self-storage properties. He also advises on land development transactions, including ground leases and mixed-use developments.

David advises developers, lenders and investors in connection with a variety of housing and community development projects. His background in the subject gives him a detailed understanding of a multitude of federal programs including Opportunity Zones, Low Income Housing Tax Credits (LIHTCs), New Markets Tax Credits and Historic Rehabilitation Tax Credits. He is also experienced in tax-exempt bond financings, tax increment financings (TIFs), and FHA, Fannie Mae and Freddie Mac mortgage loan transactions.

Representative Experience

- Represent real estate private equity funds in multitude of real estate investments including multifamily developments as well as medical office, student housing, SFR, self-storage and industrial properties.
- Counsel to developer in multifaceted mixed-use development involving office, retail and senior housing (market rate and affordable).

Practices

- Affordable Housing and Community Development
- Private Equity
- Private Equity and Real Estate Fund Formation
- Real Estate
- Real Estate Acquisitions, Dispositions and Joint Ventures
- Real Estate Development
- Real Estate Finance and Lending

Industries

- Data Centers
- Manufacturing and Industrials Private Equity

Education

- JD, University of California, Berkeley, School of Law
- MPP, University of California, Berkeley, Richard and Rhoda Goldman School of Public Policy
- BA, University of Illinois, *with distinction, summa cum laude, Phi Beta Kappa, Bronze Tablet*

Bar Admissions

- Illinois
- California

Professional & Community Involvement

- American Bar Association, Forum on Affordable Housing and Community Development Law

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- Represent private equity fund in multiple co-investment transactions with family office and pension plan investors to develop student housing projects throughout the East Coast.
- Represent developer in acquisition and assemblage of land and subsequent financing and development of luxury apartment complex.
- Represent private equity funds in joint venture transactions to develop single family rental properties throughout the Southeastern and Southwestern United States.
- Represent seller of portfolio of medical office buildings.
- Represent private equity fund in the formation of a joint venture and development of a mixed-use property under a ground lease.
- Counsel to purchaser of multiple, large-scale subsidized housing developments using conventional debt financing and private equity.
- Counsel to financial institution in investments in several 80-20 transactions in New York.
- Represent public company in acquisitions of real estate throughout the United States.
- Counsel to low-income housing tax credit developer in obtaining seven tranches of financing, including LIHTCs, state tax credits, tax-exempt bonds, AHP funds, tax increment financing and energy grants.
- Counsel to nonprofit educational institution utilizing NMTC financing in the development of athletic facilities.
- Represent family office in investment in multiple restaurant development transactions.
- Counsel to developer in acquisition and assemblage of land parcels and subsequent redevelopment of previously blighted property into mixed-use development.

Recognitions

Recognized or listed in the following:

- *Best Lawyers in America*
  - Real Estate Law, 2018–2023
- *Super Lawyers*
  - Illinois, 2022–2026

- Urban Land Institute

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News

- Katten Attorneys Named to 2026 Illinois Super Lawyers, Rising Stars Lists (January 21, 2026)
- Katten Real Estate Duo Represents Pacific West Communities in California Deal Exceeding $125 Million (December 17, 2025)
- Katten Advises The Pacific Companies on $169 Million Affordable Housing Development in Los Angeles (November 13, 2025)
- Katten Real Estate Attorneys Represent California Affordable Housing Developer Affirmed Housing in $160 Million Deal (August 11, 2025)
- Katten Attorneys Selected for 2025 Illinois Super Lawyers, Rising Stars Lists (January 31, 2025)
- Katten Attorneys Named to 2024 Illinois Super Lawyers, Rising Stars Lists (January 25, 2024)
- Katten Represents The Pacific Companies in California Affordable Housing Transaction (December 19, 2023)
- Katten Attorneys Selected to 2023 Illinois Super Lawyers, Rising Stars Lists (January 24, 2023)
- Katten Attorneys Recognized by *Best Lawyers*® (August 18, 2022)
- Katten Attorneys Named to 2022 Illinois Super Lawyers, Rising Stars Lists (January 28, 2022)
- Katten Represents Blue Vista on the Formation of a Joint Venture to Acquire Student Housing Projects in the United States (October 27, 2021)
- Katten Attorneys Listed in *The Best Lawyers in America*® (August 19, 2021)
- Katten Attorneys Distinguished as Top Legal Talent in the 2021 *Best Lawyers in America* and *Best Lawyers: Ones to Watch* Lists (August 20, 2020)
- Katten Represents The NHP Foundation in Mark Twain Hotel Acquisition (May 31, 2016)
- David Cohen Contributes to Urban Land Institute's Workforce and Affordable Housing Report (December 1, 2015)
- David Cohen Quoted in *Tax Credit Advisor* on Use of Private Equity to Preserve Affordable Housing (July 16, 2015)

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Publications

- Reaction to Uncertainty in Affordable Housing Industry Brought on by Trump Election (December 8, 2016)
- What Does the US Supreme Court Ruling Mean for Local Affordable Housing Laws? (March 11, 2016)
- Affordable Housing Initiatives and News in California (March 2016)
- Positive Developments for Affordable Housing in California (February 8, 2016)
- Recent Affordable Housing Developments in California and the Los Angeles Region (December 21, 2015)
- Recent US Supreme Court Decision Impacts Affordable Housing Industry (July 2, 2015)
- IRS Releases Audit Memorandum on Another HTC Transaction (March 13, 2013)
- Third Circuit Strikes Down Historic Tax Credit Deal (September 4, 2012)
- "Improving the Supply of Affordable Housing: The Role of the Low-Income Housing Tax Credit," *Journal of Law and Policy* (1998)

Presentations and Events

- Council of Development Finance Agencies—Illinois Roundtable (May 1, 2017) | *Panelist* | *Latest Developments in the Illinois Bond Market*
- ION: Investing in Our Neighborhoods Community Development Summit (November 5, 2015) | *Moderator* | *Englewood Square – A Model for Community Development*
- Affordable Housing Investors Council Spring Meeting (March 18, 2015) | *Moderator* | *The Next Big Thing?: Understanding and Evaluating the New Preservation Funds*
- IMN Winter Forum on Real Estate Opportunity & Private Fund Investing (January 22, 2015) | *Speaker* | *General Partner & Operating Partner JVs*
- Moderator | National Housing & Rehabilitation Association Fall 2014 Developers Forum – Preserving Affordable Housing with Private Equity (October 6, 2014)
- 2014 Illinois Governor's Conference on Affordable Housing (April 23, 2014) | *Moderator*

- Novogradac's Nonprofit Developers Conference (June 20, 2013) | *Co-presenter* | *For-Profit/Non-Profit Partnerships*
- 2013 Illinois Governor's Conference on Affordable Housing (April 24, 2013) | *Speaker*
- The New Markets Tax Credit: How It Works and Where It's Going (May 10, 2012) | *Moderator*
- When Conventional Financing Isn't Readily Available—HUD, Fannie Mae, Freddie Mac and Low-Income Housing Tax Credits Offer Opportunities to Finance Multifamily Properties (July 13, 2011) | *Moderator*
- Distressed Real Estate Summit (May 13, 2010) | *Speaker*