

# Kenneth G. Lore

## Partner

Washington, DC Office

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### Practices

FOCUS: Real Estate

Affordable Housing and Community Development

Real Estate Acquisitions, Dispositions and Joint Ventures

Real Estate Development

Real Estate Finance and Lending

Government and Public Finance

### Education

JD, American University Washington College of Law

BA, American University

### Bar Admissions

New York

Maryland

District of Columbia

### Court Admissions

US Supreme Court

### Community Involvements

Smithsonian National Zoo and Conservation Biology Institute, Advisory Board Chair

National Housing & Rehabilitation Association, Outside General Counsel

National Archives Foundation, Former Chair, President and Board Member

Johns Hopkins Institute for Policy Studies, Former Chair

American University Washington College of Law, Dean's Advisory Committee Member and Former Chair

Ken Lore has developed a nationally recognized real estate finance practice based upon his representation of owners, developers, investors and lenders by creating complex equity, debt financing structures and insolvency/workout matters. His transactions involve multifamily rental properties, mixed use development, affordable housing, public-private partnerships, office buildings and other commercial projects. Ken has also had significant experience in dealing with restructuring and disposition of distressed assets (mortgage loans, mezzanine loans, asset-backed securities and other asset types), including representation of the Resolution Trust Corporation, lenders, underwriters and developers.

### Solving complex real estate financing problems others can't

Clients do not come to Ken for a cookie-cutter deal or approach. Owners, developers, equity investors, lenders and other deal participants seek him out when they have stubborn problems others can't solve. He has frequently created entirely new financing structures that paved the way for third-party investors and governmental entities to provide critical and necessary funding. Ken secured Internal Revenue Service private-letter rulings supporting the structures and has gone on to use and improve those structures many times, making refinements to take advantage of changes in laws and market conditions.

Similarly, Ken has developed structures and received Securities and Exchange Commission no-action letters for real estate to facilitate transactions that had not previously been possible. He was also involved in the original drafting of the LIHTC provisions of the Internal Revenue Code (Section 42).

Due to the diversity of Ken's practice and the fact that he has worked on so many complex transactions, he is able to develop creative solutions to his clients' problems. He knows from extensive experience what will and will not

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work in various economic and market conditions. He understands his clients' businesses and how to achieve their objectives. As a result, Ken is able to help his clients develop and take advantage of innovative structures to make the projects they have become reality and solve difficult problems facing new and existing developments.

## Recognitions

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*Recognized or listed in the following:*

- *New York Law Journal*
  - Distinguished Leaders, 2020
- *Best Lawyers in America*
  - Real Estate Law, 2008–2024
  - Lawyer of the Year
    - Real Estate Law, Charlotte, 2013
- *Chambers USA*
  - Real Estate, 2017–2019, 2021–2023
- *National Law Journal*
  - Real Estate Trailblazer, 2020
- *Super Lawyers*
  - Washington, DC, 2007, 2010–2015
- *The International Who's Who of Real Estate Lawyers*
  - 2010–2014
- *The Legal 500 United States*
  - Recommended Attorney, 2013–2017, 2019, 2021, 2022–2023
- *The Washington Post*
  - Best Lawyers List, 2008

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- Legal Leaders
    - Top Rated Lawyer, 2014, 2016
- *Washingtonian*
  - Top Real Estate Lawyer in Washington, DC, 2004
- *Washington Business Journal*
  - Top Four Real Estate Transactional Lawyers in Washington, DC, 2006–2007
- *Who's Who Legal*
  - Real Estate, 2014, 2016, 2017, 2019

## News

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- Katten Attorneys Distinguished by *Best Lawyers*® (August 17, 2023)
- Katten Lauded in The Legal 500 United States 2023 (June 9, 2023)
- Katten Boosts Rankings in *Chambers USA Guide 2023* (June 1, 2023)
- Katten Attorneys Recognized by *Best Lawyers*® (August 18, 2022)
- Katten Grows Real Estate Practice in New York (July 6, 2022)
- Louise Carroll Speaks With *The Glass Hammer* About Public Service Career, New Professional Chapter and Family Influences (June 7, 2022)
- Katten Ranked Leading Law Firm by *Chambers USA 2022* (June 1, 2022)
- Katten Attracts Former NYC Housing Czar Louise Carroll (February 23, 2022)
- Katten Attorneys Listed in *The Best Lawyers in America*® (August 19, 2021)
- Katten Receives High Marks in Derivatives, M&A and Securitization in The Legal 500 United States 2021 Guide (June 10, 2021)
- Katten Boosts Rankings in *Chambers USA 2021* (May 20, 2021)

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- Katten Attorneys Distinguished as Top Legal Talent in the 2021 *Best Lawyers in America* and *Best Lawyers: Ones to Watch* Lists (August 20, 2020)
- *New York Law Journal* Selects David Crichlow and Kenneth Lore as 2020 Distinguished Leaders (July 1, 2020)
- Ken Lore Featured as Real Estate Trailblazer in the *National Law Journal* (May 5, 2020)
- Ken Lore Featured in GlobeSt.com as Legal Counsel for New Hudson Yards Residential Project (June 17, 2019)
- Katten Praised in The Legal 500 United States 2019 Guide (June 11, 2019)
- Katten Lauded Top Ranked Law Firm by *Chambers USA* 2019 (April 25, 2019)
- Katten Forms Federal Opportunity Zone Working Group (October 12, 2018)
- Katten Represents Buyers on Loan and Regulatory Compliance in Landmark Starrett City Deal (May 8, 2018)
- Katten Rated as Leading Law Firm by *Chambers USA* 2018 (May 3, 2018)
- Katten Helps Land More Than \$245 Million in Financing for USCIS HQ (March 7, 2018)
- Ken Lore Comments on Pension Fund Financing of Affordable and Workforce Housing (March 2018)
- Kenneth Lore Quoted on House Tax Bill and Its Effect on Affordable Housing (December 7, 2017)
- Katten Represents Clients With \$176.8 Million Loan for Manhattan Property (October 5, 2017)
- Katten Distinguished by *The Legal 500 United States* 2017 (May 31, 2017)
- Katten Recognized as Leading Law Firm by *Chambers USA* 2017 (May 30, 2017)
- 79 Katten Attorneys Selected for *Best Lawyers in America*® 2017 (August 15, 2016)

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- Eighteen Katten Practices and 70 Attorneys Recognized by *The Legal 500 United States* 2016 (June 17, 2016)
- 91 Katten Attorneys Recognized in *Best Lawyers in America*® 2016 (August 17, 2015)
- Nine Katten Practices and 42 Attorneys Distinguished by *The Legal 500 United States* 2015 (June 3, 2015)
- Eleven Katten Attorneys Named to 2015 Washington, DC *Super Lawyers* List (April 16, 2015)
- 85 Katten Attorneys Named to *Best Lawyers in America*® 2015 (August 18, 2014)
- Katten Represents Moinian Group in New York Construction Financing (August 5, 2014)
- Eight Katten Practices and Forty-Two Attorneys Recognized by *The Legal 500 United States* 2014 (July 3, 2014)
- Ten Katten Attorneys Recognized in 2014 Washington, DC *Super Lawyers* Rankings (April 25, 2014)
- Katten Snags Team of Top Attorneys to Grow Real Estate Practice in New York and Washington, DC (February 1, 2014)

## Publications

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- New York Expands Liability Provisions for New York Real Estate Transfer Tax (May 26, 2021)
- New York's COVID-19 Emergency Rental Assistance Program of 2021 (April 20, 2021)
- Additional Proposed Regulations Issued Regarding Opportunity Zones (April 23, 2019)
- Qualified Opportunity Zone Proposed Regulations Q&As (October 22, 2018)

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- 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)
- 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)
- Mortgage-Backed Securities: Developments and Trends in the Secondary Market