

Paul K. Casey is a retired partner of the law firm Ballard Spahr LLP. During his 23 years at Ballard, Mr. Casey concentrated his practice on real estate finance and public finance transactions, with an emphasis on affordable housing, public housing law, and federal housing programs. He also served for 10 years as the Co-Leader of the firm's Housing Practice Group.

A major portion of Mr. Casey's legal work included the representation of housing authorities in the financing and development of affordable multifamily and single-family housing, including mixed-finance developments and acquisition rehabilitation financing. Much of his practice was in the area of mixed-finance public housing development and he was actively involved in hundreds of such transactions across the country.

Mr. Casey's experience included leading the legal team that represented the New York City Housing Authority in the closing of the one of the largest public-private partnership tax credit bond deals in U.S. history. The transaction, funded in part by the American Recovery and Reinvestment Act of 2009, provided approximately \$400 million in initial public and private funding for the modernization of more than 20,000 public housing units and an additional \$65 million to \$75 million each year in federal subsidies for ongoing operations. In addition, Mr. Casey led the legal team that represented the Puerto Rico Public Housing Administration in closing the largest Low Income Housing Tax Credit project ever undertaken in the history of the tax credit program: \$235 million in tax credit equity, combined with \$485 million in tax-exempt bonds, to finance the modernization of 4,100 housing units.

Mr. Casey was appointed Assistant Attorney General of Maryland and served from 1983 to 1987, which included serving as Principal Counsel to the Maryland Department of Economic and Community Development.

Mr. Casey, and his wife, Kathleen, have been residents of Ellicott City in Howard County, Maryland, since 1985.

### **Pro Bono Experience**

In 2012, at the request of Thomas Carbo, Executive Director of the Howard County Housing Commission, Mr. Casey agreed to take the lead on a pro bono project to organize and incorporate the Columbia Downtown Housing Corporation. When the Board of Directors of the CDHC was formed in November 2012 Mr. Casey was elected President and, along with the other board members, served in a pro bono capacity. The Board played a critical role over the next five years in working with the County, the Commission and the Columbia Downtown Developer in designing a multifaceted affordable housing plan for Downtown Columbia that was adopted by the Council and approved by all parties in 2017.

Mr. Casey was an active participant in Ballard Spahr's pro bono program. Two of the pro bono teams he helped to organize won Ballard's annual outstanding pro bono team award. One team represented the Franciscan Sisters of Baltimore in the conversion of

their 100-year-old motherhouse and orphanage into a mixed-use housing facility, including a convent, an affordable rental facility, and homes for families with foster children. The other team project involved more than 20 professionals providing emergency legal services to the Housing Authority of New Orleans in the aftermath of Hurricane Katrina.

## **Professional and Public Service Activities**

### American Bar Association:

Past Group Chair, Real Property, Probate and Trust Law Section, Affordable Housing Committee (1996-2000); past member, Forum on Affordable Housing and Community Development Law, Governing Committee (1998-2005); past Chair, Forum on Affordable Housing and Community Development Law (2003-2004)

### Federal:

Mr. Casey served as a member of the HOPE VI Work Group, established by the U.S. Department of Housing and Urban Development to advise HUD on the development of revised Total Development Cost Guidelines and the Cost Control and Safe Harbor Standards for Rental Mixed-Finance Development. He was also a member of the advisory team that assisted in the preparation of HUD's *Mixed-Finance Guidebook*.

### State of Maryland:

Maryland Affordable Housing Trust, past board member (1992-2016)

Maryland Code Revision Committee, Housing Laws Subcommittee, past member (2002-2005)

Past member, Housing Policy Commission (1987-1994)

Past Assistant Attorney General (1983-1987)

### Howard County:

Howard County Economic Opportunity and Prosperity Task Force (2017-2019); Co-Chair, Housing & Community Development Committee

Howard County Housing Affordability Coalition, Steering Committee, member since 2018

Columbia Downtown Housing Corporation, past member (2012-2019); President (2012-2017)

Howard County Housing and Community Development Board, past member (2007-2009)

## **Recognition & Accomplishments**

*The Best Lawyers in America*, real estate law, 2013-2014

Recipient, the American Bar Association Forum on Affordable Housing and Community Development Law's Michael Scher Award for 2013, recognizing attorneys who have demonstrated leadership in the affordable housing and community development field, played a substantial role in exemplary affordable housing/community development initiatives, and made a significant positive contribution to this field

Named a "Deal Maker of the Year" by *The American Lawyer*, April 1, 2011, for leading the Ballard Spahr team that represented the New York City Housing Authority in one of the largest public-private partnership tax credit bond deals in the nation's history

*The Legal 500 US*, real estate and construction – real estate, 2011

## **Non-Profit Board Memberships**

Resurrection Parish, Ellicott City, member board of corporators since 2003

Maryland Youth Symphony Orchestra, past board member (1994-2014)

The Lawyer's Clearinghouse, Inc., a Maryland nonprofit legal services corporation, past Director (1990-1995)

## **Education**

University of Virginia School of Law (J.D. 1977); Dillard Legal Writing Fellow (1975-1977)

University of Virginia (M.A. in Government 1973)

St. Anselm College (B.A. 1970, *summa cum laude*)