

Faith K. Bruins

San Francisco, California
Shareholder

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Areas of Practice & Industry Specialties

Real Estate; Real Estate Finance; Community Development Finance
Law



Faith K. Bruins is a Shareholder in Buchalter's San Francisco office and a member of the Firm's Real Estate practice group. Ms. Bruins focuses her practice in the areas of tax-advantaged real estate investment, development and finance with an emphasis on equity investment in affordable multifamily housing projects eligible for federal and state tax credits and related benefits under the Internal Revenue Code.

Ms. Bruins' clients include syndicators, direct investors, for-profit and nonprofit developers and community development entities. She has also represented lenders and deal sponsors, aiding them in structuring complex tax credit transactions intended both to maximize financial and tax benefits and to have a positive impact on communities.

Ms. Bruins is practiced in transactions involving low-income housing tax credits, historic rehabilitation tax credits, renewable energy tax credits and New Markets Tax Credits, with an emphasis on the California market. Because of her understanding of federal and state tax credit programs, conventional financing, federal, state and local loan and grant programs, tax-exempt and taxable bond financing, partnership law and taxation, clients rely on Ms. Bruins for creative solutions to structuring, financing and managing investments. These investments have included multifamily rental housing, mixed-use projects, student housing, assisted living developments, museums, schools, medical care centers, commercial buildings and manufacturing facilities. Ms. Bruins is also skilled in the disposition of real estate assets and ownership interests, debt restructuring and pre-litigation asset management matters, including service contract terminations and removals.

Education

Ms. Bruins earned her J.D. at Boston College Law School and her LL.M in Taxation at Boston University School of Law. She received her B.A. from Middlebury College.

Bar Admissions

- California
- Massachusetts
- Maine

Community

- American Bar Association, Forum on Affordable Housing and Community Development Law
- American Bar Association, Taxation Section
- Massachusetts Bar Association
- Maine State Bar Association

