

Scott M. Salomon

Los Angeles, California
Senior Counsel

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Areas of Practice & Industry Specialties

Real Estate; Real Estate Finance; Community Development Finance
Law



Scott Salomon specializes in real estate transactions, with an emphasis on tax credit finance and real estate secured transactions. As a member of the Community Development Finance group, Scott represents investors, lenders, developers, and borrowers in the structuring, negotiation, and closing of financing for projects qualifying for 4% and 9% affordable housing tax credits, historic rehabilitation tax credits, solar tax credits, and new markets tax credits. He also regularly represents lenders and borrowers in syndicated and single-lender acquisition, construction, and permanent loans for residential and commercial properties, and represents companies in acquiring, leasing, and disposing of property.

Scott was recognized as “One to Watch” in the 2022 edition of *Best Lawyers* for his work in Project Finance Law and in Real Estate Law.

Scott also serves as the Chair of the firm’s Welcoming Committee and is a member of the firm’s Pro Bono Committee.

Representative Matters

Mr. Salomon has acted as counsel to several lenders, tax credit investors, community development entities, and companies, including:

- A seller of fee and ground leasehold interests in more than 20 assisted living facilities throughout California and Washington
- A retail tenant in multiple shopping center leases throughout California
- A purchaser of a retail store in Redlands, California
- A seller in stock sale of a holding company owning roughly 150 low-income housing properties across the United States.
- An administrative agent in connection with a \$110MM syndicated loan facility for construction of mixed-use project including multifamily housing and retail space in Milpitas, CA, and a \$25.4MM syndicated loan facility for the acquisition of adjacent parcels for future development.
- An administrative agent in connection with a \$75.5MM syndicated loan facility for construction of multifamily housing in San Carlos, CA.
- A source lender and a community development entity in connection with the construction of a travel center and convenience store for a Native American tribe in Nevada.
- A new markets tax credit investor and a community development entity in connection with the construction of a new headquarters for a non-profit organization providing pro bono legal services to low-income residents of Los Angeles, CA.
- A new markets tax credit investor in connection with the construction of new headquarters for a non-profit organization providing services for developmentally disabled residents of Los Angeles, CA.
- A new markets tax credit investor and community development entity in connection with the construction

of new headquarters for a non-profit organization providing athletic, academic and leadership development programming for youth in Detroit, MI.

- A first-time historic tax credit investor in connection with the rehabilitation of a historic candy factory in Milwaukee, WI into residential and commercial space.
- A historic tax credit investor in connection with the rehabilitation of a historic Masonic Temple into commercial and office space in Glendale, CA.
- A historic tax credit investor in connection with the rehabilitation of a historic hotel and library in Dallas, TX into residential, commercial, and office space.
- A low-income housing tax credit investor in connection with development of low-income housing in Dublin, CA.

Publications

- Batches of Mismatches Regarding Laches: A Copyright-Focused Analysis of Laches when the Statute of Limitations Has Not Yet Run, *Loyola of Los Angeles Entertainment Law Review*, 34 *Loy. L.A. Ent. L. Rev.* 1, 2014

Education

Mr. Salomon earned his J.D., *cum laude*, *Order of the Coif*, at Loyola Law School, where he was a Note and Comment Editor on the *Loyola of Los Angeles Entertainment Law Review* and an ABA Competition Team member on the Scott Moot Court Honors Board. He earned his B.A., *cum laude*, in Political Science at the University of California, Los Angeles.

Bar Admissions

- California

Community

- Member, Tax Credit and Equity Financing Committee of the American Bar Association's Forum on Affordable Housing and Community Development Law
- Associates Board, Teach for America, Los Angeles
- Member, Firm's Pro Bono Committee