

## Senior Housing

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Goulston & Storrs' Senior Housing Group is uniquely positioned to help clients manage both the current and future challenges associated with the acquisition, development, financing, operation, and investment in senior housing and long-term care facilities.

We work in partnership with our senior housing and long-term care clients, regularly advising on virtually every subcategory in the space, including:

- Age-restricted, active adult and lifestyle communities
- Assisted-living facilities, including with memory-care units
- Continuing-care retirement communities
- Independent senior-housing facilities
- Mixed-use developments with senior-housing components
- Senior apartments
- Service-enriched senior communities
- Skilled-nursing facilities

Because of Goulston & Storrs' range and depth, we can offer clients our experience across the spectrum of senior housing matters. Clients rely on us to handle every phase of the senior housing lifecycle, including:

- Americans with Disabilities Act (ADA) compliance planning
- Asset ownership, development, and management
- [Corporate](#) law and governance
- Cross-border acquisitions, dispositions, development, and finance
- [Development, entitlement, and land use](#)
- Distressed asset workouts, [restructuring and bankruptcy matters](#), including acquisitions out of bankruptcy and debtor-in-possession financing
- [Environmental](#) law, including administrative proceedings, compliance, due diligence, enforcement, insurance, legislation, and litigation
- [Employment](#) law
- [ERISA](#) and [executive compensation](#)
- [Financing transactions](#), including for both borrowers and lenders
- [Insurance](#) and risk management
- [Intellectual property](#), technology transfer, licensing

- [Joint ventures](#) and other partnerships
- Licensure and other regulatory approvals
- [Litigation and dispute resolution](#)
- [Mergers and acquisitions](#) (M&A)
- [Private client and trust](#)
- [Taxation](#), including controversies, [litigation](#), planning, and structuring

## Representative Matters

### **Representation of Caritas Communities on 47-unit Affordable Housing Development**

Representation of Caritas Communities and its joint venture partner South Boston Neighborhood Development Corporation in the development of a 47-unit affordable housing development in South Boston, which will provide much needed housing for seniors.

### **Skilled Nursing and Assisted Living Facilities' Sale of Assets**

Representation of the owners and manager of skilled nursing and assisted living facilities in the sale of substantially all of the entities' assets.

### **Approvals for Largest Senior Living Community**

Secured the zoning and land use approvals for the largest senior living community in Washington, D.C.

### **Senior Housing Lifestyle Communities Development & Permitting**

Represents a regional developer of senior housing in the development and permitting of lifestyle communities for the "over-62" market to provide 2,000 residents with lifetime residential and healthcare opportunities.

### **International Nonprofit Organization Development and Financing of Affordable Elderly Housing and Mixed-Income Developments**

Representation of international non-profit organization in the development and financing of affordable elderly housing and mixed-income developments, including a housing development under the U.S. Department of Housing and Urban Development Section 202 Program and the refinancing of HUD direct loans for projects developed under the Section 202 Program.

### **Senior Housing Company Sale of 8 Facilities**

Representation of a senior housing company in connection with the \$86M sale of six skilled nursing facilities as well as the \$23M sale of two assisted living facilities. Helped the client with all negotiations, the purchase and sales, and all related documentations for the sale of the assets.

### **Foreclosures, Workouts and Deeds in Lieu for Real Estate Lenders and Funds**

Representation of national and regional lenders and real estate funds acquiring or holding mortgage loans in foreclosures, workouts and deeds in lieu involving commercial, industrial, multi-family, tax credit, senior living and hospitality real estate assets located in Massachusetts, New York, Texas, Florida, Ohio, Louisiana, Alabama and other jurisdictions.

**Representation of an Asset Management Company In Connection With the Redevelopment and Ground-Up Construction**

Representation of an asset management company in connection with the redevelopment and ground-up construction of national senior living facilities. Help the client with all aspects of development, including drafting and negotiating AIA construction and architect agreements.

**Nursing and Assisted Living Facilities Sale of Entities' Assets**

Representation of the owners and manager of skilled nursing and assisted living facilities in the sale of substantially all of the entities' assets.

**Acquisition, Disposition, Financing, Permitting, and Development of Assisted Living and Nursing Home Facilities**

Representation of a family-owned healthcare provider in the acquisition, disposition, financing, permitting, and development of assisted living and nursing home facilities throughout Massachusetts.

**D.C.-Based Real Estate Development Company Mixed-Used Building Agreements**

Representation of a Washington D.C.-based real estate development company in the negotiation of a joint venture and development agreement for the construction of a mixed-use building in Washington D.C. that will include a luxury boutique hotel and a senior apartment project.

**Real Estate Company 3M Sq. Ft. Redevelopment of Property**

Long-term representation of a major real estate company in connection with the 3 million sq. ft. redevelopment of property located in an underserved section of Washington DC. Working with the client and the District to achieve a mixed-use, affordable and senior housing master plan that incorporates retail, office and transportation. We helped the client file the necessary applications for entitlements and permits so that they may move forward with infrastructure improvements.

**Senior Living Condominium Project Action to Enjoin Foreclosure**

Successfully representing purchaser of secured debt on senior living condominium project in borrower's action to enjoin foreclosure.

**Summary Judgment on Behalf of Nursing Homes Owner Dismissing Employment Discrimination Claims**

Obtained summary judgment on behalf of national owner of nursing homes dismissing employment discrimination claims brought by former employee in connection with alleged harassment by patient.