S. Bradford Butler

Partner

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Industries

Finance

Multifamily Housing

Regional & Community Banks

Practice Areas

Commercial Finance

Commercial Real Estate Finance

Real Estate

Bar Memberships

Kentucky

Brad is a Partner in the Commercial Finance Practice Group and serves as the Co-Chair of the firm's Multifamily Housing Industry Sub-Team. He has extensive experience representing developers, investors, syndicators, and lenders across the country in the multifamily housing industry, particularly in the areas of affordable housing and historic preservation. Brad routinely advises developers and investors in the structuring and closing of new construction and rehabilitation deals involving state and federal low-income housing tax credits, historic rehabilitation tax credits, and multiple layers of financing.

Brad is a member of the American Bar Association's Forum on Affordable Housing and Community Development Law and serves on the Tax Credits and Equity Financing Committee. He is listed in the *Best Lawyers in America®: Ones to Watch* for 2021-2025 and in the *Kentucky Super Lawyers® Rising Stars* for 2022-Present. Brad was selected by LBF as a member of the 2024 "Forty Under 40" class, and as LBF's one of "20 People to Know in Law" in 2025.

Brad is licensed to practice in Kentucky only and his application to Tennessee is pending.

Brad's Relevant Experience

Legal Work Highlights

Representation of a national syndicator as investor with respect to the construction and/or rehabilitation of more than 10,000 multifamily housing units across 23 states with total project costs exceeding $2 billion dollars in the past 9 years.

Representation of a developer in the successful work-out of a situation involving a defaulted $18,675,000 tax-exempt bond loan, low-income housing tax credit equity, and substantial land use restrictions.

Representation of a large regional bank in making a construction loan and an equity investment in a low-income housing tax project involving 9% tax credits.

Representation of multiple developers and syndicators in the structuring of opportunity zone funds with total equity exceeding $10 million dollars.

Representation of a national syndicator as investor with respect to the acquisition of a multifamily housing complex located in North Carolina, involving a partial RAD conversion, Section 8 HAP contract, HOPE VI Loan, and tax-exempt bond issuance.

Representation of an investor with respect to the acquisition, rehabilitation and construction of a multifamily housing complex involving low-income housing tax credits, historic rehabilitation tax credits, and two condominium regimes.

Representation of an investor with respect to the acquisition and rehabilitation of a multifamily housing complex utilizing federal and state low-income housing tax credits with collateralized tax-exempt bonds and HUD 223(f) financing.

Representation of a developer in the acquisition of a vacant factory and its subsequent redevelopment into an assisted living facility involving historic rehabilitation tax credits and traditional bank financing.

Other Info About Brad

Education

University of Kentucky, J.D., *cum laude*

Harvard University, ALM in Management (Dean's List Academic Achievement Award)

University of Miami (FL), B.B.A., Entrepreneurship and minor in Marketing

Harvard University, Real Estate Investment Graduate Certificate

Recognition

Selected by Louisville Business First as one of the "20 People to Know in Law" in 2025.

Selected by Louisville Business First to be a member of the 2024 40 Under 40 class.

Selected to Kentucky Rising Stars, 2022-2026

The Best Lawyers in America: Ones to Watch®, Real Estate Law, 2021-2025; Tax Law, 2021-2025

Professional Affiliations

National Housing & Rehabilitation Association

National Multifamily Housing Council, Tax Committee

ABA Forum on Affordable Housing and Community Development Law, Tax Credits and Equity Financing Committee

American Bar Association

Kentucky Bar Association

Louisville Bar Association

Civic Activities

Leadership Louisville, Ignite Program, Graduate, Spring 2024

YPAL Cares, Inc., Board of Directors & Secretary, 2016-2017

The Louisville Chorus, Inc., Board of Directors, 2016-2017

Louisville 'Canes (UM Alumni Group), Past President, 2016-Present

Honorable Order of the Kentucky Colonels, Member, 2016-Present

YPAL Emerging Leaders Program, Graduate, Spring 2016

Major Publications

"Urban Multifamily Development," Multifamily & Affordable Housing Business, May 26, 2026

"Key Considerations for Multifamily Housing Developers Before Undertaking their Next Construction Projects in the Wake of OBBBA," Multi-Housing News, October 22, 2025

"OBBBA's Impacts on the LIHTC Program," Multifamily & Affordable Housing Business, October 6, 2025

"Multifamily Market Outlook: Industry Leaders Share Their 2026 Predictions for New Construction," qtd. in *The Crittenden Report*, September 9, 2025

"100% Bonus Depreciation is Back for Apartment Executives," Multifamily Dive, September 2, 2025

"LIHTC to the Rescue: Low-income housing tax credits may provide the path to getting your deal closed," *Southeast Real Estate Business*, June 2025

"LIHTC in California Is a Potential Solution To Housing Crisis," qtd. in GlobeSt.com, June 7, 2025

"The Basics of Community Solar Projects and Their Application to Multifamily Projects," *Energy Law Advisor*, Institute for Energy Law – The Center for American and International Law, April 2023: 12-16

Featured Articles

Multifamily Roundup | August 2026

A Closer Look at Tennessee's Community Investment Tax Credit

Multifamily Roundup | July 2026

Tennessee's Community Workforce Housing Innovation Pilot Program

Multifamily Roundup | June 2026

21st Century ROAD to Housing Act: Build-to-Rent Provisions Update

Four Things Every LIHTC Developer in New Jersey Should Know for 2026

OBBBA and New Construction: What You Need to Know

100% Bonus Depreciation is Back for Apartment Executives

Reasonable Accommodations and Modifications for Tenants Under the Fair Housing Act

Key Considerations for Owners and Developers to Consider for Your Next Multifamily Construction Project

Cities and States Take Lead in Subsidizing Office Conversions

Expansion of Local Rent Control Measures in California Fails to Pass

New Income Eligibility Guidelines Help Keep Subsidized Properties Available to Veterans

Five Helpful Tips for Multifamily Property Owners in Addressing Casualty Claims During This Hurricane Season

Need Help Navigating a Premises Liability Claim? Here's Some Practical Advice for Multifamily Housing Owners

Important Considerations for Multifamily Owners When Reviewing Certain Project Documents Following a Casualty Event

Five Helpful Tips for Multifamily Property Owners in Addressing Casualty Claims During This Tornado Season

PFOA and PFOS Are 'Hazardous Substances' Under CERCLA: Key Takeaways and Questions for Real Estate Transactions

Does the FTC Non-Compete Rule Apply to Your Multifamily Housing Business?

Is Your Multifamily Housing Project Subject to an Impact-Fees Schedule? If So, the Fee Might Be Unconstitutional

Legislative Roundup: Examining State Responses to the Affordable Housing Crisis

Could Office Conversions Solve the Housing Shortage?

Proposed Tax Bill Could Be a Game-Changer for Affordable Housing Nationwide

Kentucky Legislation Creates New Property Tax Valuation Method for Affordable Multifamily Properties

Crucial Underwriting Considerations for LIHTC Investors in the Wake of Bank Failures

Understanding the White House Blueprint for a Renters Bill of Rights

Opportunity Zone Reform: The Opportunity Zones Transparency, Extension, and Improvement Act

Kentucky Historic Preservation Tax Credit Updates

New Indiana Low-Income Housing Tax Credit

Continued Support for Low-Income Housing Tax Credits in Congress

The American Jobs Plan: A Multifamily Perspective

Historic Rehabilitation Tax Credits Update

4% LIHTC Fix Helps Affordable Housing Industry

New Information Regarding the Eviction Prevention COVID-19 Relief Fund for Louisville Metro Tenants & Landlords

New Relief from COVID-19 for Louisville Metro Tenants & Landlords

Opportunity Zone Rule Changes Due to COVID-19

LIHTC Compliance and the Material Impacts of COVID-19