Holland & Hart



PRACTICES

Real Estate
Corporate
Affordable and Multifamily Housing
Real Estate Finance

EDUCATION

University of Idaho College of Law, J.D.
Idaho Law Review, Symposium Editor

Boise State University, B.B.A.

BAR ADMISSIONS

Idaho
Washington

COURT ADMISSIONS

U.S. District Court for the Eastern District of Washington
U.S. District Court for the District of Idaho

Tori Osler

Partner

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Clients look to Tori for advice and counseling in commercial real estate transactions including affordable housing development and finance matters.

Tori's practice includes a focus on representing clients in commercial real estate development, real estate finance, and multifamily and affordable housing projects. Tori specializes in servicing clients at every stage of multifamily and affordable housing development and finance, including the acquisition, development, rehabilitation, financing and restructuring of multifamily affordable and market rate housing projects.

Prior to joining Holland & Hart, Tori worked as an associate at a large Utah-based law firm. She was a judicial intern with the Idaho Fourth Judicial District Court and with the U.S. Magistrate Judge Candy W. Dale of the U.S. District Court, District of Idaho.

EXPERIENCE

Multifamily and Affordable Housing Development

Tori advises clients on multifamily affordable and market-rate residential real estate projects, including:

- Acquisition and development
- Low-income housing tax credits (LIHTCs) including project acquisition rehabilitation utilizing LIHTCs
- HUD Programs, project transfers including transfer of physical assets, sales and compliance matters and FHA insured loans
- Section 8 renewals and modifications
- Section 8 HAP contract combinations
- Finance (as borrower and lender's counsel)
- Tax-exempt bond financing (as borrower and lender's counsel)
- Multiple finance sources, including federal, state, local, and conventional sources

Commercial Real Estate

Tori's commercial real estate and finance transactional practice includes:

- Real estate acquisition and disposition
- Due diligence

- Leasing
- Financing
- Lending

Other Areas of Emphasis

- Renewable Energy
- Mining
- Healthcare

PUBLICATIONS

"The Corporate Transparency Act: An Overview and Its Impact on Lawyers and Law Firms," *The Advocate*, February 2, 2024

SPEAKING ENGAGEMENTS

"2025 Legal & Legislative Update," *Certified Commercial Investment Member (CCIM) Idaho Chapter Lunch & Learn*, April 10, 2025

"Corporate Transparency Act," *Constriction Financial Management Association Idaho Chapter Quarterly Luncheon*, August 8, 2024

"Annual Legal & Legislative Update," *Certified Commercial Investment Member (CCIM) Idaho Chapter Lunch & Learn*, April 2, 2024

RECOGNITION

- *Best Lawyers: Ones to Watch® in America*, Litigation - Real Estate; Real Estate Law, 2024, 2025
- *Idaho Business Review*, Leaders in Law, 2022

PROFESSIONAL AND CIVIC AFFILIATIONS

- Holland & Hart Foundation, Secretary of the Boise Office Committee
- Washington State Bar, Member
- Idaho State Bar, Member Real Property Section
  Business and Corporate Law Section
- Idaho Women Lawyers Association, Member
- Women's Affordable Housing Network (WAHN), Rocky Mountain Chapter, Board Member
- BOMA, Member
- Urban Land Institute, Idaho, Member
- American Bar Association, Member
- Idaho Pro Bono Commission, Volunteer
- Leadership Council on Legal Diversity, Class of 2025 Fellow