

Summer B. Greathouse

Partner

summer.greathouse@bracewell.com

SAN ANTONIO

+1.210.299.3515



Summer concentrates her practice on tax-exempt financings, tax credits, economic development and governmental contracts at the federal, state and local levels, with a focus on affordable and workforce housing development. She regularly represents governmental entities in public-private partnerships in connection with 4% and 9% low-income housing tax credit transactions and workforce housing transactions involving public facility corporations and housing finance corporations. Her governmental clients range from large urban cities to rural municipalities and counties to housing authorities across Texas and her focus is always on helping her clients achieve their goals for those communities.

Additionally, Summer has experience advising purchasers, sellers, lenders, borrowers, landlords and tenants in various real estate transactions, including financings, acquisitions, dispositions and leases. She also has experience counseling clients on corporate governance, choice of entities and non-profit matters.

Prior to attending law school, Summer lived and owned a business in Buenos Aires, Argentina and is fluent in Spanish.

Industries

[Finance](#)

[Infrastructure](#)

[Real Estate](#)

Practices

[Infrastructure Development](#)

[Public Finance](#)

[Real Estate & Finance](#)

[Bond Counsel](#)

[Disclosure Counsel](#)

[Underwriter's Counsel](#)

Experience

San Antonio Housing Trust Finance Corporation

- bond counsel and general partner counsel in connection with \$19.840 million Social Multifamily Tax-Exempt Mortgage-Backed Bonds (SOCIAL M-TEBS) (Echo East Apartments), Series 2021 A-1 and Series 2021 A-2; \$39.350 million Multifamily Housing Revenue Bonds (Crosswinds Apartments), Series 2022; \$25 million Multifamily Housing Revenue Bonds (The Arbors at West

Avenue Apartments), Series 2022; \$20 million Multifamily Housing Governmental Note (Loma Vista Lofts Apartments), Series 2022; \$33.500 million Multifamily Housing Revenue Bonds (Canyon Pass Apartments), Series 2020; \$31 million Multifamily Housing Revenue Bonds (Greenline), Series 2020; \$17.250 million First Lien Multifamily Housing Revenue Bonds (Northview Apartments Project), Series 2020A; and \$4 million Second Lien Multifamily Housing Revenue Bonds (Northview Apartments Project), Series 2020B

Las Varas Public Facility Corporation

- bond counsel and general partner counsel in connection with \$47.090 million Multifamily Housing Revenue Bonds (1604 Lofts), Series 2020A and Series 2020B; \$47.030 million Multifamily Housing Revenue Bonds (Trader Flats Apartments), Series 2020A and Series 2020B; \$28 million Multifamily Housing Revenue Bonds (Mira Vista Apartments), Series 2020A; \$23 million Governmental Notes (Tampico Apartments), Series 2020; and \$2 million Multifamily Housing Revenue Bonds (Mira Vista Apartments), Series 2020B
- bond counsel and general partner counsel in connection with \$36.685 million Multifamily Housing Revenue Note (Palo Alto Apartments), Series 2022; \$23.500 million Multifamily Housing Revenue Note (Kitty Hawk Flats Apartments), Series 2020; \$2.700 million Multifamily Housing Revenue Note (Kitty Hawk Flats Apartments), Series 2022; \$38 million Multifamily Housing Revenue Bonds (Viento Apartments), Series 2022 and \$33.700 million Multifamily Housing Revenue Note (Watson Road Apartments), Series 2021
- bond counsel in connection with \$31 million Sustainable Multifamily Tax-Exempt Mortgage-backed Bonds (Sustainable M-TEBS – River Trails), Series 2022

San Antonio Housing Trust Public Facility Corporation

- bond counsel and general partner counsel in connection with \$60 million Multifamily Housing Revenue Senior Bonds, (Lofts at Creekview) Series 2022A and Series 2022B
- bond counsel in connection with \$33.710 million Multifamily Housing Revenue Bonds (Country Club Village), Series 2022
- bond counsel and general partner counsel in connection with \$14.200 million Multifamily Housing Revenue Bonds (Pan American Apartments), Series 2020; \$18 million Multifamily Housing Revenue Bonds (Park at 38Thirty Apartments), Series 2020; \$23 million Multifamily Housing Revenue Bonds (Majestic Ranch Apartments), Series 2019; \$20 million Multifamily Housing Revenue Bonds (Alsburry Park Apartments), Series 2019; \$34 million Multifamily Housing Revenue Bonds (Culebra Creek Apartments), Series 2019; and \$35 million Multifamily Housing Revenue Bonds (Mesa West Apartments), Series 2019

Alamo Area Housing Finance Corporation

- general partner counsel in connection with the Texas Department of Housing and Community Affairs issuance of \$26 million Multifamily Housing Revenue Bonds (Pecan Grove), Series 2020

Bexar Management and Development Corporation

- general partner counsel in connection with the Texas Department of Housing and Community Affairs issuance of \$20 million Multifamily Housing Revenue Bonds (The Walzem), Series 2020
- general partner counsel in connection with the Texas Department of Housing and Community Affairs issuance of \$34 million Multifamily Housing Revenue Bonds (The Montage Apartments), Series 2021
- bond counsel and general partner counsel in connection with \$44 million Multifamily Housing Revenue Bonds (Kallison Ranch Apartments), Series 2021

Bexar County Housing Finance Corporation

- bond counsel and general partner counsel in connection with \$31,421,222 Multifamily Revenue Note (Agave Apartments), Series 2021A and \$3.5 million Multifamily Revenue Note (Agave Apartments), Series 2021B

Midland County Public Finance Corporation

- bond counsel and general partner counsel in connection with \$25 million Multifamily Housing Revenue Bonds (Palladium at West Francis), Series 2021

Houston Housing Finance Corporation

- general partner counsel in connection with \$40 million Multifamily Housing Revenue Bonds (Coppertree Village), Series 2023A and Series 2023B

San Marcos Housing Authority Finance Public Facility Corporation

- bond counsel and general partner counsel in connection with \$23 million Multifamily Housing Revenue Bonds (The Lantana Apartments), Series 2021

Weslaco Housing Authority

- bond counsel and general partner counsel in connection with \$18 million Housing Revenue Bonds (Primrose Village Apartments), Series 2019

Credentials

Education

- St. Mary's University School of Law, J.D., 2014, *valedictorian*
- Trinity University, B.A., 2004

Bar Admissions

- Texas

Languages

- Spanish — fluent
-

Recognition

BL Rankings

- *Best Lawyers*, Ones to Watch, Tax Law, 2021 – 2025
- *Best Lawyers*, Ones to Watch, Corporate Law, 2023 – 2025
- *Best Lawyers*, Ones to Watch, Real Estate Law, 2025

American City Business Journals

- *San Antonio Business Journal*, 40 Under 40, 2020

2018 Rising Star Lawyer

- Scene in S.A. Magazine

2018 Member of the Pro Bono College

- Texas State Bar

2017 Inaugural Class

- St. Mary's University School of Law Young Alumni Council 10 Under 10 Award

2014 Outstanding Law Student of St. Mary's University

- National Association of Women Lawyers

Managing Executive Editor, Volume 45

- St. Mary's Law Journal

United States Court of Appeals for the Fifth Circuit

- Honorable Emilio Garza, Judicial Intern

Publications & Speeches

- "HFCs and PFCs: Navigating Legislative Changes, Lending Structures, and Best Practices in Texas," UT Law CLE's 59th Annual William W. Gibson, Jr. Mortgage Lending Institute, September 2025.
- "Moderate Income Housing 101: Public vs. Private Balance," US Housing & Community Development Conference, April 2, 2025.
- "2025 Housing Outlook: Preservation, Production and Financing," San Antonio's Affordable Housing Outlook, February 21, 2025.
- "Give Me a (Tax) Break: Considerations for Affordable and Workforce Housing Transactions Utilizing Public Facility Corporations," The 58th Annual William W. Gibson, Jr. Mortgage Lending Institute, September 12, 2024.
- "Affordability – The Missing Middle: Chapters 303, 392 and 39," Texas Affiliation of Affordable Housing Providers Texas Housing Conference, July 23, 2024.
- "HB 2071," U.S. Housing Community Development Conference & Expo, May 30, 2024.
- "Public Finance Corporations (PFC)," Texas Affiliation of Affordable Housing Providers Webinar Series, September 22, 2023.
- "The ABCs of PFCs," Texas Affiliation of Affordable Housing Providers Event Series, July 24, 2023.
- "Leadership Development Program," Real Estate Council of San Antonio, Government Affairs Day, December 8, 2022.
- "The ABCs of PFCs (Public Facility Corporations)," Texas Affiliation of Affordable Housing Providers Webinar Series, November 9, 2022.