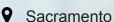


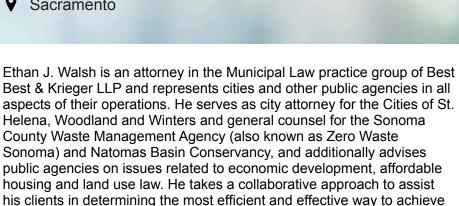
#### **PARTNER**

## Ethan J. Walsh

ethan.walsh@bbklaw.com

**4** (916) 551-2825





#### **Land Use & Economic Development**

In his land use, economic development and real estate practice, Ethan regularly represents public agencies in meetings and transactional negotiations related to land use and development issues, including structuring transactions for commercial, residential and mixed-use projects, and negotiating and drafting the implementing agreements for those transactions.

their policy objectives while limiting risk and potential liability.

- Negotiated agreements and entitlements required for the development of a \$75 million PG&E gas operations training facility in the City of Winters; construction is currently underway
- Negotiated and drafted agreements for the conveyance and rehabilitation of a historic theater building in the City of Woodland for development of a modernized movie theater and café
- Negotiated and drafted agreements for the sale of City-owned property and processing of entitlements for the development of a 73-room downtown boutique hotel in the City of Winters
- Negotiation of amendments to development agreement and associated entitlements for a 413-unit residential subdivision in the City of Winters
- Negotiated and drafted agreements between the City of Davis and University of California for the construction and maintenance of a shared pipeline project, to provide additional surface water supply to the University through a regional water supply project developed by the Cities of Davis and Woodland

### **CORE PRACTICES**

Housing, Economic Development and Real Estate

Environmental Law & Natural Resources

California Environmental Quality Act (CEQA)

Open Government & Ethics

Municipal Law

Public Infrastructure

Public-Private Partnerships

# EDUCATION & ADMISSIONS

#### Education

University of California, Los Angeles School of Law, J.D.

University of California, Davis, B.A.

#### **Bar Admissions**

California

#### Affordable Housing

Ethan's affordable housing practice includes advising public agencies in connection with all aspects of their affordable



housing programs. This includes negotiating agreements with affordable and market-rate developers for the development of affordable housing, and developing and implementing local inclusionary housing programs. Projects include:

- Negotiated and drafted public agency loan documents and associated regulatory agreements for numerous
  multifamily affordable housing projects, including the Temple Art Lofts in Vallejo, the rehabilitation of the historic
  Masonic Temple as a mixed use affordable housing development focused on providing housing for working artists;
  New Harmony Mutual Housing Community in Davis, a 69-unit affordable housing development serving extremely
  low and very low income households; and Cannery Lofts in Davis, a 62-unit affordable housing development
  serving extremely low, very low and low income households
- Advised the City of Concord in connection with the update of the City's inclusionary housing in-lieu fees and development of a nexus study for the implementation of an inclusionary housing impact fee for market rate rental housing
- Assisted the City of Ventura in the comprehensive revision of its inclusionary housing program documents, including project specific implementation plans, affordable housing development agreements with developers and resale restriction agreements with eligible homebuyers

#### **Prevailing Wage**

Ethan has substantial experience in prevailing wage laws as they relate to public-private projects, and frequently advises public agencies and private developers on the potential impacts of state prevailing wage laws on proposed transactions.

#### Accolades

The Best Lawyers in America®, Municipal Law, 2025

#### **Thought Leadership**

#### **Publications**

- "HUD Issues New Broadband Mandates," BBKnowledge, Jan. 3, 2017
- "Spot Zoning Not Always an Abuse of Discretion," BB&K Legal Alert, Jan. 22, 2014
- "Inclusionary Housing Units Must Be Counted Toward State Density Bonus Requirements in California," BB&K Legal Alert, July 22, 2013
- "Redevelopment in California After the Demise of RDAs," Los Angeles Lawyer, Feb. 22, 2013
- "Post-Redevelopment California: Getting Your Real Estate Assets in Order," PublicCEO.com, Nov. 28, 2012
- "Charter Cities Can Opt-Out of State Prevailing Wage Requirements on Locally-Funded Projects," *BB&K Legal Alert*, July 5, 2012

#### **Presentations**

- "In Regions We Trust: A New Tool for Affordable Housing," California Association of Councils of Governments Regional Leadership Forum, March 6, 2025
- "Housing Law Jeopardy," League of California Cities Annual Conference, Oct. 17, 2024