



**Rachel Toker**

**Senior Attorney**  
rachel.toker@dlapiper.com

**Washington, DC**  
T: +1 202 799 4123  
F: +1 202 799 5256

Rachel Toker has more than 18 years of experience in commercial and multi-family real estate development and transactions, public-private partnerships, the revitalization of underserved urban areas, and sustainability initiatives, including the development of environmentally-friendly residential and commercial uses.

Rachel represents private real estate developers, landlords, corporate tenants, equity investors, governmental and quasi-governmental entities, and nonprofit organizations. Rachel founded Urban Ecosystem Restorations, a nonprofit urban land trust, focused on working with landowners, developers and homeowner associations to include restored natural landscapes on urban properties in order to enhance property value and landscape performance. Rachel is a LEED accredited professional and a Certified Chesapeake Bay Landscape Professional. She is also a Lecturer in the Masters of Professional Studies – Real Estate Program at Georgetown University, teaching on the topics of real estate law and sustainable development.

Previously in her career, Rachel provided legal and consulting services to the Redevelopment Authority of Prince George's County, Maryland. She also worked in the Office of Chief Counsel in the Economic Development Administration (within the United States Department of Commerce); was in-house counsel for the Anacostia Waterfront Corporation, a Washington DC instrumentality tasked with implementing the Anacostia Waterfront Initiative Framework Plan (a US\$10 billion plan that included the redevelopment of the Capitol Riverfront, Southwest Waterfront, Poplar Point, and key locations within Wards 7 and 8 of the City); and was an attorney in the Real Estate Section of the Office of the Attorney General for Washington DC. Rachel began her career in the Real Estate Practice Group of a top-tier, international law firm in Washington DC.

- Real Estate
- Real Estate

**REPRESENTATIVE MATTERS INCLUDE:**

- Represented owner of multi-family residential property in the US\$72 million sale of one-half of the operating property as part of a tax-deferred like-kind exchange for the seller. Representation included negotiating and drafting cross-easement and access agreements, purchase and sale agreement, and inter-party agreements regarding future density rights at the property
- Represented Washington, DC based community development corporation in the acquisition and redevelopment of vacant property in Southwest Washington, DC, as part of a neighborhood redevelopment project. Representation included negotiation of multiple loans, a DHCD grant, the purchase and sale agreement, and operating leases

- Represented real estate developer in acquisition of fully-occupied US\$63 million commercial office building in downtown Washington, DC, and simultaneous assumption of existing financing
- Represented the Economic Development Administration in its role leading a taskforce of seven federal agencies dedicated to creating the first seven-agency joint federal funding opportunity to build a US\$130 million Energy Efficient Building Systems Regional Innovation Cluster
- Represented large nonprofit developer of affordable housing in financing the acquisition and planned renovation of a 304-unit mixed-income housing project using 4% low-income housing tax credits and a loan funded with proceeds from a US\$16.300 million tax-exempt bond issuance by the Pennsylvania Housing Finance Agency, with credit enhancement provided by a major bank and Freddie Mac

## CREDENTIALS

---

### Admissions

- District of Columbia
- Maryland

### Education

- J.D., Harvard Law School  
*cum laude*
- M.P.P., John F. Kennedy School of Government, Harvard University
- B.A., Stanford University  
University Honors and Distinction