



Toki Rehder

Counsel

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Toki is an experienced real estate attorney who focuses her practice on affordable housing finance and development.

Former Senior Counsel, Business for the Philadelphia Housing Authority, Toki is well versed in a full range of complex, mixed finance housing transactions.

She has closed Rental Assistance Demonstration (RAD) conversions of third-party and housing authority-owned public housing developments, managed third-party Low Income Housing Tax Credit and Faircloth to RAD transactions and provided advice on legal issues arising throughout the development process.

Toki also has significant risk management, project management and litigation experience.

Services

- Real Estate
- Affordable Housing
- Real Estate & Housing Finance

Before Fox Rothschild

Prior to joining us, Toki was Senior Counsel, Business, for the Philadelphia Housing Authority. She also previously practiced at international, national and boutique law firms.

Toki also worked in real estate as a developer for a company specializing in affordable housing. In this role she was responsible for all aspects of the development process, including financing, design and construction.

Beyond Fox Rothschild

Toki is a 2012 graduate of the Citizens Planning Institute, the education and outreach arm of the Philadelphia City Planning Commission.

Bar Admissions

- Pennsylvania

Education

- Georgetown University Law Center (J.D., 2002)
- Swarthmore College (B.A., 1999)

Publications

Spring 2025

It's RAD: 90/10 Blends & Alternative Rent Calculations for RAD Projects

PAHRA Monitor