



**MEYER  
UNKOVIC  
SCOTT**  
ATTORNEYS AT LAW

## J. ROBERT HANLON, Jr., *Partner*

412.456.2839 | [jrh@muslaw.com](mailto:jrh@muslaw.com)

### Practice Groups

- Real Estate & Lending

### Education

- J.D., Duquesne University School of Law, 1986
  - Duquesne Law Review, Staff Member
- M.U.R.P., University of Pittsburgh Graduate School of Public and International Affairs, 1975
- B.A. in Political Science and Economics, St. Vincent College, 1973

### Bar Admissions

- Pennsylvania

J. Robert Hanlon, Jr. is a member of the firm's Real Estate & Lending Group, working primarily in the areas of real estate acquisition and development, commercial lending, residential lending, commercial leasing, tax assessment appeals, and municipal zoning. Rob's residential real estate practice focuses on serving private banking customers of small, mid-size, and large banking institutions. Rob has successfully assisted residential and commercial developers in their acquisition efforts, lending requirements, and construction projects. Mr. Hanlon coordinates the firm's title agencies with several nationally known underwriters including Fidelity National Title Insurance Company, Chicago Title Insurance Company, First American Title Insurance Company and Old Republic National Title Insurance Company.

Much of Rob's practice is devoted to representing lenders in numerous bridge loan transactions involving such programs as, Low Income Housing Tax Credits (LIHTC), New Market Tax Credits (NMTC), and Historic Tax Credits (HTC), as well as such state and local grant programs such as the Redevelopment Assistance Capital Program (RACP), the Pittsburgh Development Fund (PDF), and the Urban Development Fund (UDF). All such loan and grant programs requiring an understanding of the critical involvement of neighborhood organizations, city and county housing and redevelopment authorities, as well as state and federal agencies and local development authorities.

### Court Admissions

- Supreme Court of Pennsylvania
- United States District Court for the Western District of Pennsylvania

### Awards/Honors

- Included in *The Best Lawyers in America*® for Real Estate Law

### Community Awards

- Awarded a Certificate of Completion (5/22/18) for induction into the Citizens' Police Academy (CPA), Class 2018, presented by the Department of Public Safety Bureau of Police. The CPA consists of 45 hours of training and is designed to bring the police and the community closer together in settings that offer various samples of police training, such as criminal law, patrol tactics, lethal force and police accountability, use of police canines, and other operations of the police bureau.
- Awarded a Certificate of Training (11/28/17) for completing the Community Emergency Response Team (CERT) program sponsored by Pittsburgh Emergency Management and Homeland Security in conjunction with the Jewish Federation of Greater Pittsburgh.

Henry W. Oliver Building  
535 Smithfield Street, Suite 1300  
Pittsburgh, PA 15222

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## Professional/Community Involvement

- Allegheny County Bar Association, Member
- Pennsylvania Bar Association, Member
  - Legal Services to Persons with Disabilities Committee
- National Civil War Museum (NCWM) in Harrisburg, Board of Directors
  - Member of Executive Committee and History & Exhibits Committee
  - Advisory Council, Chairperson
- Hidden Valley Resort Community’s Architectural Control Committee

## Speaking Engagements

- Rob has conducted several seminars on airport zoning regulations for the Southwestern Pennsylvania Regional Planning Commission (SPRRC) and presented a paper on airport zoning at the Sixth Annual Pennsylvania Aviation Conference cosponsored by the Pennsylvania Department of Transportation’s Bureau of Aviation and the Aviation Council of Pennsylvania.
- Mr. Hanlon has also conducted several CLE programs for the Pennsylvania Bar Institute on the residential and commercial loan process, tax assessment appeals, and title insurance issues.

## Additional Information

Following completion of his Master’s Degree, Rob was employed for twelve years as a Regional Planner on the staff of the Southwestern Pennsylvania Regional Planning Commission (SPRPC). As a Regional Planner, he was involved in a variety of planning activities including environmental, water quality, transportation, and aviation planning programs, as well as land use and zoning projects. While employed as a Regional Planner on the staff of the SPRPC, Rob prepared the Airport Zoning Regulations for the 17 public airports in the six-county southwestern Pennsylvania Region.

## COVID-19 Related Activity

Assisting Lenders prepare Payment Deferral and Loan Modification Agreements, deferring loan payments on commercial and residential loans, where borrowers have requested a deferment based on the adverse economic environment created by the COVID-19 pandemic.

## Activities/Hobbies

Rob enjoys golfing, hiking, skiing, renovating residential investment properties, target shooting, and collecting military weapons. He is licensed by the Department of Justice, Bureau of Alcohol, Tobacco and Firearms as a “Collector of Curios and Relics.”