



## Kristin E. Niver

Counsel

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Kristin E. Niver is a real estate finance attorney with a focus on affordable housing and other impact finance and community development-related transactions.

### **Affordable Housing + Tax Credits**

Kristin has had a career-long focus on affordable housing and community development, both as a real estate finance attorney and formerly as an urban planner specializing in affordable housing and policy. Kristin has an extensive background in Low-Income Housing Tax Credits and New Markets Tax Credit transactions. She has represented market-leading banks, as well as premier low-income housing tax credit syndicators in the syndication of Low-Income Housing and New Markets Tax Credits.

### **Financing**

Kristin has more than a decade of legal experience representing banks, insurance companies, and debt funds in construction and permanent loans, debt restructurings, and secondary market transactions. She has extensive experience in community development lending, impact finance syndications, and programmatic and policy issues related to affordable housing.

### **Clean Energy**

Kristin has combined her knowledge of affordable housing and finance and has gained specific experience representing subrecipients of Greenhouse Gas Reduction Fund grants to create green loan programs to finance clean energy improvements to multifamily housing projects nationwide. Kristin also assists nonprofits, CDFI lenders, and green banks in structuring investment tax credit transactions, including bridge financing structures for direct pay tax credit transfers.

### **Acquisitions and Dispositions**

Kristin represents profit and nonprofit developers in acquisitions and dispositions and joint ventures.

### **Services**

- Real Estate + Development
- Affordable Housing + Finance
- Commercial Real Estate Lending
- Real Estate Acquisitions, Dispositions + Development

### **Education**

- University of California, Los Angeles - School of Law (Juris Doctor)
  - Howard & Irene Levine Distinguished Fellow in Affordable Housing, UCLA Ziman Center for Real Estate
  - David J. Epstein Program in Public Interest Law & Policy (Affordable Housing)
- Columbia University Graduate School of Architecture, Planning and Preservation (Masters)
  - Master's Degree (M.U.P), Urban Planning/M.S.W.
- University of Chicago (Bachelors, *with honors*)
  - A.B.

## Admissions

- State of New York
- District of Columbia

## Recognitions

Named a "Heroine in Real Estate and Construction" finalist as part of March of Dimes' 2025 Heroines of Washington

Selected by the *New York Real Estate Journal* to be featured in the publication's 2025 "Ones to Watch - Rising Stars" spotlight

Selected by her peers for inclusion in [The Best Lawyers in America®](#) in the area of Real Estate Law since 2023

Recipient, Bisnow DMV Women Leading Real Estate Rising Star Award, 2024

## Leadership + Memberships

### **New York State Association for Affordable Housing**

Board Member

### **Women's Leadership Initiative of the Urban Land Institute (ULI) Washington**

Steering Committee Member (2022-Present)

### **Affordable Housing Committee, ABA Section of Real Property, Trust & Estate Law**

Chair (2019-Present)

### **Commercial Real Estate Transactions Group, ABA Section of Real Property, Trust & Estate Law**

Chair (2025-Present)

Vice Chair (2023-2025)

### **District of Columbia Building Industry Association (DCBIA) Diversity, Equity and Inclusion Committee**

Co-Chair (2023-Present)

### **Commercial Real Estate Women (CREW) D.C.**

Programs Committee Member (2021-Present)

### **Journal of Affordable Housing and Community Development Law, ABA Forum on Affordable Housing and Community Development Law**

Digest Editor (2015-Present)

### **Boys & Girls Club of Greater Washington**

Youth & Real Estate Event Committee (2024-Present)

### **Jubilee Housing**

Advisory Council (2024-Present)

**Advanced Energy Group (AEG) DMV**

Building Electrification Task Force Leader (2024-Present)

**D.C. Real Estate Group**

Member (2024-Present)

**Columbia University Graduate School of Architecture, Planning & Preservation**

Regional Ambassador (2024-Present)