



## Kristin Niver

Counsel

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### PRACTICES

- Real Estate
- Real Estate Financing and Capital Markets Services
- Tax Credits

### EDUCATION

- University of California, Los Angeles, School of Law, J.D., Howard & Irene Levine Distinguished Fellow, UCLA Ziman Center for Real Estate
- Columbia University Graduate School of Architecture, Planning and Preservation, M.S. in Urban Planning
- Columbia University, M.S.W. in Affordable Housing Policy and Economic Development
- University of Chicago, A.B. with Honors

### ADMISSIONS

- District of Columbia
- New York

Kristin is a versatile commercial real estate and finance attorney, concentrating her practice in all aspects of commercial real estate finance and development.

Kristin has a decade of legal experience representing banks, insurance companies and debt funds in construction and permanent loans, debt restructurings and secondary market transactions, as well as working with market-rate and affordable housing developers and owners on financings, acquisitions and sales, joint venture arrangements, condominium regimes, and leases for all product types, including multifamily, retail, office and hotel, and frequently as part of complex mixed-use development and redevelopment and master planning projects nationwide.

In addition to her broad background in commercial real estate finance and development generally, Kristin has had a career-long focus on affordable housing and community development, both as a real estate and commercial finance attorney, and formerly as an urban planner specializing in affordable housing finance and policy. She has extensive experience in community development lending, impact finance syndications and programmatic and policy issues related to affordable housing, and routinely provides legal advice to profit and nonprofit developers, financial institutions, investors, and community development entities engaged in all types of complex real estate development and financing transactions, specifically social impact investing and tax credit finance.

### Recognitions

- Listed in "Best Lawyers: Ones to Watch" (by BL Rankings) for Real Estate, 2023-2025
- Recipient, Bisnow DMV Women Leading Real Estate Rising Star Award, 2024

### Presentations

- Moderator, "Achieving Affordability: How the DMV is Promoting Affordable Housing," Urban Land Institute (ULI) Washington, December 5, 2024
- Panelist, "Real Estate Lending and the Impact of Weather-Related Risks: Disclosures, Underwriting, Loan Covenants, Insurance," Strafford

## COMMUNITY

- 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, Vice Chair, 2023-Present
- 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
- Columbia University Graduate School of Architecture, Planning & Preservation, Regional Ambassador, 2024-Present
- Jubilee Housing, Advisory Council, 2024-Present
- Boys & Girls Club of Greater Washington, Youth & Real Estate Event Committee, 2024-Present
- Advanced Energy Group (AEG) DMV, Building Electrification Task Force Leader, 2024-Present
- DC Real Estate Group, Member, 2024-Present

CLE, November 19, 2024

- Panelist, "How to Identify and Resolve Title Defects," ABA RPTE CLE Program, October 2, 2024
- Moderator, "Affordable Housing Public Policy Overview and Tax Policy Review," CREW DC Affordable Housing Summit, September 19, 2024
- Moderator, "Building Green Infrastructure in Communities," ABA Forum on Affordable Housing and Community Development Law Annual Meeting, May 23, 2024
- Moderator, "Powering Progress: Unleashing the Potential of Commercial Real Estate with PACE Financing," ABA RPTE National CLE Conference, May 10, 2024
- Moderator, "Nuts and Bolts of Preferred Equity in Affordable Housing Transactions," ABA RPTE National CLE Conference, May 9, 2024
- Moderator, "Supercharging Office to Housing Conversions," ABA RPTE National CLE Conference, May 9, 2024
- Moderator, "Dinner with GFP, Alchemy Properties, TPG, Twin Oaks Equity Partners & Hudson Valley Property Group," Young Jewish Professionals New York, April 9, 2024
- Moderator, "DMV Affordable Housing Summit," Bisnow, April 4, 2024
- Moderator, "Inclusionary Zoning: A Discussion with Three Practitioners," ABA RPTE Sponsored Webinar, February 7, 2024
- Moderator, "The Amazon Effect: Amazon HQ2's Effect on Real Estate and Housing in the D.C. Metro," ABA RPTE National CLE Conference, May 12, 2023
- Moderator, "Greening Your Practice - Developments and Opportunities in Sustainable Real Estate," ABA RPTE National CLE Conference, May 11, 2023
- Moderator, "Office to Housing Conversions in Downtown DC," ABA RPTE Sponsored Webinar, March 28, 2023
- Moderator, "Role of Affordable Housing Programs in the Biden Administration's Social Safety Net Legislation," ABA RPTE National CLE Conference, April 28, 2022

## Publications

- Changing the Face of Urban America: Assessing the Low-Income Housing Tax Credit *102 VA. L. REV. ONLINE* 48, 2016