

Tax



Klein Hornig's Tax Group provides sophisticated tax structuring advice to developers, syndicators, and investors on a wide array of real estate transactions involving federal and state tax incentives. Our tax attorneys have extensive experience with the federal Low Income Housing Tax Credit, federal Historic Rehabilitation Tax Credit, and federal New Markets Tax Credit as well as federal energy incentives in combination with other federal tax credit programs.

In addition to federal tax incentives, Klein Hornig's Tax Group has a deep understanding of numerous state and local tax credit programs and other subsidies, and our tax attorneys pride themselves on providing creative and practical solutions tailored to the realities of the complicated business and financial considerations faced by our clients. Our Tax Group regularly represents upper tier investors, including banks and insurance companies, national syndicators, and national, regional, and local for-profit and non-profit developers. Our tax attorneys provide ongoing tax advice at all stages of a transaction's life cycle, including:

- Initial tax structuring;
- Reviewing and negotiating transactional documents, including requests for debt and equity proposals, letters of intent, and equity and debt documents;
- Issuing tax opinions;
- Advising clients on compliance and property management issues; and
- Assisting clients in evaluating exit/unwind strategies.

Each member of our Tax Group regularly represents both developers and investors/syndicators. As a result, our tax professionals have unique insight into current market trends and industry standards. Our tax attorneys work on a variety of highly complex tax-incentivized real estate structures, including:

- LIHTC/HTC deals utilizing a master-lease pass-through;
- 80-20 mixed income projects;
- Twinned 9-4 projects;
- Acquisition/rehabilitation transactions involving 10-year rule, anti-churning, and related party debt considerations;
- Tax-exempt bond financed projects utilizing novel bond structures; and
- Innovative state tax credit structures.

Klein Hornig's tax lawyers are a collaborative group who strive to provide clients with tax-efficient solutions to real world problems.



Featured Work



St. Therese Complex

The Neighborhood Developers

The St. Therese complex in Everett, Massachusetts features the redevelopment of the former St. Therese Parish into 77 units of senior affordable housing and approximately 7,000 sq. ft. of community space in one building and an abutting affordable homeownership component comprised of townhouse structures. Klein Hornig attorneys assisted The Neighborhood Developers in structuring 9-4 twinned LIHTC projects in separate condominium units located in a single physical building.

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- [Low Income Housing Tax Credits](#)
- [New Markets Tax Credits](#)
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Other Work

- [Voces de Esperanza](#)

News

- [The Low-Income Housing Tax Credit Outline 2024 Edition – 12.11.24](#)