



Dawna J. Steelman

Partner

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Overview

I joined Klein Hornig because I wanted to practice with the best affordable housing professionals in the country at a firm dedicated to making mission-based decisions. I'm an enthusiastic problem solver, and at Klein Hornig, I'm able to do far more than just identify issues. I can line up several possible options for fixing them, get the green light on optimal choices, and proceed to take the steps to get resolutions as quickly and cost-effectively as possible. It never gets boring.

Dawna Steelman brings extensive experience in structuring and closing real estate transactions financed through federal and state tax credits. Serving syndicators, investors, financial institutions and insurance companies in the Northeast, Florida, and a dozen other states, she focuses on low-income housing, historic and energy tax credits. In over 15 years of practice, Dawna has closed hundreds of transactions comprising more than \$3 billion worth of equity.

Recently, Dawna has handled several upper-tier, guaranteed-funds, and 9% LIHTC deals, as well as many projects involving geothermal and solar tax credits. She enjoys the challenge of delving into complex scenarios and going beyond legal concerns to incorporate business considerations into transactions when appropriate.

Working on a variety of issues allows Dawna to put her sharp intellect and inherent love of learning to good use. She enjoys discovering something new every time a problem, opportunity or new matter crops up, from tax law change implications to novel ways to structure deals. Dawna is grateful to use her experience to participate in groundbreaking transactions benefiting diverse communities.



A problem well put is half solved.

– *John Dewey*

Experience

- Closed a 178-unit new construction bond deal in Brooklyn, New York with TDC over \$126MM. The project will contain commercial and community space, a geothermal system expected to produce thermal energy in excess of 1 megawatt and middle and low-income units. Financing included State and Federal LIHTC, Energy Tax Credits, HFA Bond financing and subsidy financing and HPD SHLP financing.
- Closed a guaranteed upper-tier fund with 8 total lower tier projects with two syndicators using two middle-tier funds. The fund capital contributions totaled over \$192MM. The lower-tier projects are all bond deals located in Texas, Tennessee, Washington and New York.
- Closed two 9% deals with 75 units and 66 units financed with State and Federal LIHTC, geothermal Energy Tax Credits, 45L Credits, commercial financing, NYS HTFC, MIHP, CIF, CEI, DRI and HOME financing. The projects will include commercial space and geothermal systems.

My Team



Holly B. Connor

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Involvement and Recognition

Professional Affiliations

- American Bar Association, *Member*
- American Bar Association Forum on Affordable Housing and Community Development Law, *Member*
- D.C. Law Students in Court, *Student Attorney (2007-2008)*
- The George Washington University Law School Alumni Association, *Board of Directors (2011-2016)*



- The George Washington University Law School Public Justice Advocacy Clinic, *Legal Fellow* (2008)

Community Affiliations

- Board Member Congressional Chorus (2020-present)

Credentials

- George Washington University Law School, J.D.
- Alma College, B.A., *magna cum laude*

Admissions

- Virginia
- District of Columbia

Related Services

- Investor / Syndicator
- Low Income Housing Tax Credits
- Tax
- Tax Credit Finance

