



## M. Chrysa Long

Partner

she/her/hers

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## Overview

**It's meaningful to practice with the objective of bringing affordable housing units online and exciting to participate in the advancement of policies and legislation that move the industry forward.**

Focusing on transactions using federal and state low-income housing and historic rehabilitation tax credits, Chrysa Long represents institutional investors, syndicators, developers and lenders in complex deals involving multiple sources of financing. Her extensive experience and deep knowledge base allows her to steer clients through crucial processes, including deal structuring, partnership and tax credit issues, due diligence, negotiations, closings, asset management and dispositions.

Chrysa provides informed advice on project acquisitions and development, Section 42 matters, exit strategies, and re-syndications of affordable housing properties. Additionally, she handles public and commercial debt financing, dispositions, workouts of troubled properties, equity investments, and related syndicated securities offerings.

As a seasoned practitioner in a challenging legal arena, Chrysa inspires great confidence in her clients because of her thorough knowledge of the players, playing field, and rules. She appreciates close relationships with her clients and partnering to attain their business goals and objectives within the context of the statutes, regulations, and market pressures that impact their transactions.



Talent wins games, but teamwork and intelligence wins championships.

– *Michael Jordan*

He may not have been speaking about affordable housing and community development, but it is the remarkable collaboration across Klein Hornig, our clients and the community allows us to excel in this incredibly complex field and consistently win over the challenging issues that arise.

## Experience

- Represents syndicated funds and direct investors in acquisitions, asset management and dispositions of low-income housing tax credit properties nationwide, including varying tenant mixes, ownership structures and year 15 exit strategies.
- Represents nonprofit and for-profit developers and lenders in new construction and rehabilitation of affordable housing utilizing the full scope of public and private funding including tax-exempt and taxable bonds, commercial loans, HUD-insured loans, HOME funds, state and Federal tax credits, rental assistance, low-interest loans, grants and energy efficiency subsidies.

## My Team



Holly B. Connor

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## Involvement and Recognition

### Professional Affiliations

- American Bar Association, *Member*



- Forum for Affordable Housing and Community Development, *Member*
- Charlesbank Homes, Inc., *Trustee (former)*
- Women's Institute for Housing and Economic Development, *President (former)*

## Community Affiliations

- Housing Affordability Task Force (Annapolis) 2020-2021

## Speaking Engagements

- "The Danger of Getting it Wrong Navigating Year-15 LIHTC Dispositions," Demystifying the LIHTC Syndication Process, Sponsored by National Equity Fund & LISC – October 2024
- "Financing Multi-Family Housing: Structuring the Low-Income Housing Tax Credit and Tax-Exempt Bonds," Strafford Webinar – September 2024
- "ESG Framework in LIHTC," ABA Forum On Affordable Housing and Community Development – May 2023
- "Financing Multifamily Housing: Structuring the Low-Income Housing Tax Credit and Tax-Exempt Bonds," Strafford Webinars – 2019-2023

## Credentials

- Emory University School of Law, J.D.
- Boston College, B.A., Economics, *magna cum laude*

## Admissions

- Massachusetts
- District of Columbia

## Related Services

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

