

Shauni T. Lynch

ASSOCIATE

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Shauni is a tax credit attorney who represents lenders, investors and developers in all aspects of affordable housing development, with an emphasis on syndication of tax credits, including New Markets Tax Credits (NMTC), federal and state Historic Tax Credits (HTC) and Low-Income Housing Tax Credits (LIHTC). She helps clients utilize a combination of various tax credits and other financing sources to achieve their business goals.

Shauni has vast experience negotiating, structuring and closing a variety of tax credit transactions for community development entities (CDEs), lenders and developers throughout the United States. She has represented CDEs in NMTC financings for a broad range of projects, including manufacturing plants, health centers and mixed-use office and retail buildings. For her lender and developer clients, Shauni utilizes federal and state HTC for projects that place an emphasis on historic preservation. When multiple financing options are available, Shauni has experience twinning transactions to maximize benefits for her client's projects and enjoys the complexity and newness that comes with each transaction.

Shauni is committed to simplifying the closing process for her clients. She is well versed in structuring and closing deals involving both 4% and 9% LIHTC allocations, including those involving tax-exempt bonds. She is familiar with various federal and state grant programs and subsidy programs including HUD, Fannie Mae and Freddie Mac. In addition to structuring and closing transactions, Shauni has also represented upper-tier investors in syndicated LIHTC funds.

Education

- Suffolk University Law School (J.D.)
- University of Florida (B.A.)

Bar Admissions

- Massachusetts

Capabilities

- Tax Credit Finance
- Finance

Recognition

- Named one of *Best Lawyers: Ones to Watch® in America* in:
 - Public Finance Law, 2026
 - Real Estate Law, 2025-2026

Publications

June 22, 2023

Rhode Island State LIHTC: Another Step Towards Affordable Housing