



2025 Ones to Watch - Rising Stars: Kristin Niver, Robinson+Cole

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Kristin Niver
Counsel

“Kristin is nationally recognized for her innovative work at the intersection of affordable housing, clean energy and impact finance. Her contributions have earned her a Bisnow Women Leading Real Estate Rising Star Award and inclusion in The Best Lawyers in America in the area of Real Estate Law since 2023. Kristin works with clients on the financing and development of affordable housing and mixed-income housing projects nationwide. Beyond her legal practice, Kristin is a thought leader who actively contributes to industry education and policy discussions.” - Matthew Lawlor, Partner / Real Estate + Development Group Co-chair, Robinson+Cole.

What recent professional milestone or project are you most proud of, and why? I helped a number of subrecipients of billions of dollars in Greenhouse Gas Reduction Fund awards create subordinate loan programs to be funded with these grants. This was incredibly challenging and therefore rewarding given the scale, speed and regulatory novelty and uncertainty of the program following the creation of the Inflation Reduction Act in 2022, and then the guidance issued by the EPA that evolved throughout 2023 and 2024. We were simultaneously interpreting EPA rules while also designing various lending products marketable to borrowers and senior lenders.

What is your top advice for someone just starting out in your field? The most valuable step I ever took was joining professional organizations and industry groups. These networks have not only opened doors for market intelligence, trusted relationships and client referrals, but by speaking on panels, serving on committees and consistently showing up, I have built visibility and trust. I truly believe that opportunities flow through relationships. Particularly in the complex, layered market of affordable housing transactions, where markets and politics collide, the best practitioners are not just technically excellent but they are visible, engaged and connected.

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