



A. Kelton Longwell

Member | New Orleans

Kelly is an expert in real estate and partnership taxation. Her practice focuses on complex real estate transactions utilizing tax benefits and other public funding sources.

Kelly represents clients on general tax and corporate matters, taxation of individuals and entities, federal and state tax credits and partnership taxation. She is also a licensed title insurance agent in the State of Louisiana and frequently represents development clients in real estate syndications and development, acquisitions/sales, leasing, 1031 tax-deferred exchanges, commercial loans, secured transactions, and incentive-based loans and equity investments.

Kelly is consistently recognized as one of the country's top affordable housing and community development attorneys. She advises clients on low-income housing tax credits, historic tax credits, new market tax credits, tax exempt bond financing, tax increment financing, façade donations, community development block grants, HUD insured loans and various other public finance sources.

Her diverse client mix includes developers, investors, lenders, nonprofit entities, government entities, and community development entities.



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Working on a wide spectrum of projects, Kelly has particular expertise in structuring real estate developments to maximize tax benefits and investment. Her projects include housing developments, hotels, mixed-use developments, office buildings, health care facilities, commercial retail developments, education facilities, entertainment venues, and community facilities.

Education

- L.L.M., Taxation, 1995, New York University
- J.D., 1994, Louisiana State University
- B.S. M, 1991, Tulane University

Bar Admissions

- Texas, 2018
- Louisiana, 1994

Affiliations

- American Bar Association
- Louisiana State Bar Association

Professional & Community Associations

- Louisiana Association of Affordable Housing Providers Board Member, (President 2008)
- American College of Mortgage Attorneys; Neighborhood Development Foundation, Board Member (Board Secretary 2001-2003)
- Associated Neighborhood Development, Board Member (President 2001)
- Metropolitan Area Committee Leadership Forum participant, (Spring 2000)
- Young Men's Christian Association of Greater New Orleans, Board Member (Asst. Secretary 2008)
- Junior League of New Orleans

Honors & Awards

- Best Lawyers in America, Real Estate Law (2023)
- New Orleans City Business, Leadership in Law Class (2019)
- New Orleans Magazine, Top Lawyers list (2017)

Presentations & Publications

- "Behavioral Health Care Center to Make New Home in Historic New Orleans Auto Dealership," published in The Novogradac Journal of Tax Credits on June 7, 2018.
- "Experts Discuss Short-Term, Long-Term Housing Disaster Recovery Considerations," published in The Novogradac Journal of Tax Credits on December 4, 2017