

Megan Watts

Director

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Megan’s clients rely on her perspective and judgment in a variety of commercial real estate matters. Her work over the years has been wide-ranging, from the nuts and bolts of acquisitions and dispositions of single assets to structuring investments in private real estate funds to affordable housing tax credits. She counsels clients that are involved in developing and investing in retail, office, industrial, and multifamily properties across the United States with an emphasis on rendering practical advice based on experience.

As a result of her regular representation of both developers and investors in joint venture transactions, Megan has a well-built understanding of the motivations and needs of her clients (and their potential partners) that enables her to identify solutions and help them reach successful outcomes on their transactions. She also maintains a steady practice in affordable housing development and investment, as counsel to several CDCs and other affordable housing developers in Massachusetts.

Affiliations

- Urban Land Institute, co-chair of ULI Boston Women’s Leadership Council
- CREW Boston
- National Housing and Rehabilitation Association
- Pension Real Estate Association
- Boston Bar Association, member
- Pro bono representation of New England Zoo and Nuestra Comunidad Development Corporation

Admissions

- Massachusetts

Education

- University of California at Berkeley School of Law (Boalt Hall) (J.D., 2009)
- University of Cambridge, Judge Institute of Management (M.Phil., 2005)
- Massachusetts Institute of Technology (S.B., 2004)

Representative Matters

CrossHarbor Capital Partners Joint Venture Arrangements

Representation of CrossHarbor Capital Partners LLC in connection with the negotiation and formation of multiple joint venture arrangements in connection with the acquisition and financing of multiple stabilized office properties in Texas and California

\$300M Turnpike-Related Road Development

Assisted foreign pension fund in its \$300 million investment in turnpike-related road development in the United States

Affordable Housing Developers in M.G.L. Chapter 40T Obligations

Representation of affordable housing developers in navigating the obligations under M.G.L. Chapter 40T applicable to expiring use projects in the Commonwealth of Massachusetts

Codman Square Neighborhood Development Corporation Tax Credit Resyndication

Assisted Codman Square Neighborhood Development Corporation in tax credit resyndication of Codman Square Apartments, a scattered-site apartment housing development in Roxbury and Dorchester, Massachusetts, which resulted in the rehabilitation of 11 residential buildings and the preservation of 80 units of affordable housing

Multifamily Housing Investment and Acquisition

Representation of a multifamily housing investor and manager with its acquisition and investment in more than 6,000 units throughout the Southeast United States

Counsel to State Street Bank and Trust Company as State Tax Credit Investor

Counsel to State Street Bank and Trust Company as state tax credit investor in affordable housing developments

Jonathan Rose Companies Investments and Developments

Counsel to Jonathan Rose Companies as an investor in and developer of multifamily housing developments, including tax credit rehabilitation projects and upper-tier equity investments in workforce housing

Samuels & Associates Structuring and Recapitalization of Landmark Center

Assisted Samuels & Associates in the structuring and recapitalization of Landmark Center with its institutional investor J.P.Morgan, for the development of an additional 500,000 square feet of mixed-use retail and residential space