



Amanda Spain Wells

Shareholder

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Amanda Wells is a shareholder in Baker Donelson's Baton Rouge office and a member of the Firm's Real Estate Group.

Ms. Wells focuses her practice primarily on real estate financing and affordable housing. She has extensive experience in structuring all types of real estate financing transactions for borrowers, lenders and investors, focusing on all forms of state and federal tax credits (LIHTC, NMTC, HRTC), CDBG, HOME and other federal funding programs. Following the aftermath of Hurricanes Katrina and Rita, she worked closely with a diverse group of private and public entities to create and implement the now HUD recommended program for the use of public funds for affordable housing projects. Ms. Wells successfully closed more than three-quarters of a billion dollars in publicly funded loans for more than 100 projects in devastated areas of Louisiana.

Ms. Wells is also engaged in drafting land use restrictions and creating blueprints for new mixed-use, residential and commercial developments throughout Louisiana, including traditional neighborhood developments (TNDs). Furthermore, she focuses on negotiating loan documents, bank financing and refinancing transactions as both lender and borrower counsel.

As part of the Firm's Cruise Industry Practice, Ms. Wells works with vessel owners to obtain docking rights along the Mississippi River, negotiating leases and license rights with private and public entities, as well as providing title services. Her work with governmental entities ranges from small towns to state economic development offices, and she is familiar with many incentives available to vessel owners and operators seeking to develop riverfront docking areas along the Mississippi.

Representative Matters

- Closed a project on behalf of a state housing corporation and state government funded by a housing grant to build an apartment complex with a development cost of \$44.9 million.
- Represented an education foundation in a \$13 million tax exempt bond financing for a new charter school.
- Advised a state administrative division regarding affordable housing development financing.

Professional Honors & Activities

- Listed in *The Best Lawyers in America*[®] for Real Estate Law (2024, 2025) and Public Finance Law (2025)
- Featured – Forty Under 40, *Baton Rouge Business Report* (2012)
- Selected – Baton Rouge Area Leadership Class (2009)
- Member – Board of Directors for Louisiana Association of Affordable Housing Providers (2007 – 2009)
- Member – Forum 35 (2006 – 2009)

Publications

- "Notification to Tenants of a Confirmed Coronavirus Case," republished in *National Real Estate Investor* (April 2, 2020)



Speaking Engagements

- "Legislative Update on Title Clearing Issues," Southwest Louisiana Title Examiners Roundtable, Southwest Louisiana Bar Association (July 2019)
- "Financing Affordable Housing after a Disaster," ABA Forum on Affordable Housing (May 2018)
- "LIHTC Traps for the Unwary," ABA Forum on Affordable Housing (May 2017)
- Panelist – "Rebuilding after Disaster: Lessons Learned from Hurricanes Katrina and Sandy," Novogradac & Co. Affordable Housing Tax Credit Conference (October 2015)
- "Advanced Tax Issues," Novogradac, Las Vegas (December 2014)
- "Alternative Financing Solutions to Get Your Deal Done in Difficult Times," Lorman, Louisiana State University School of Law (October 2012)



Education

- Tulane University Law School, J.D., 2004
- Wake Forest University, B.A. in English, 2000



Admissions

- Louisiana, 2006
- Mississippi, 2006
- Florida, 2005
- Alabama, 2004