



## Niki Tsismenakis

Niki Tsismenakis' practice largely consists of affordable housing and community development, real estate finance, cooperative and condominium law, and not-for-profit law.

Niki, who joined Goldstein Hall in 2010, has experience in projects involving 9% and 4% low-income housing tax credits and New York City Housing Development Corporation and New York State Housing Finance Agency tax exempt and refunded bond programs. She is also knowledgeable in 420-c and Article XI tax abatements, and has represented clients in projects involving scattered-site locations, Year 15 transactions, syndication, and inclusionary air rights. She also provides expertise in Goldstein Hall's Emerging Developer Program, which helps reduce barriers for new developers and contractors in the affordable housing industry. In May 2021, City & State recognized Niki in their inaugural Real Estate/Construction 40 Under 40 list and she was also recognized on the Crain's 2022 list of Notable Women in Law. Niki now serves as an Advisor for Women in Housing and Finance, Inc.

Partner

New York City

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### Expertise

Affordable Housing and  
Community Development

Real Estate Finance

Cooperative and Condominium  
Law

Non-for-Profit Law

At Brooklyn Law School, Niki participated in its Corporate and Real Estate Clinic, where she advised low-income cooperative boards on corporate governance issues. She also held internship positions with Enterprise Community Partners, Inc., the New York City Housing Development Corporation, and a prominent East Coast law firm.

Niki has received the Max M. Lome Memorial Prize for Excellence in Urban Law, the CALI Excellence for the Future Awards for Commercial Leasing, Negotiation, and Corporate & Real Estate Clinic seminar. She is a member of the New York State Bar Association Real Property Law Section Committee on Condominiums and Cooperatives, and the New York Housing Conference's Rising Leaders Network.

## Special Initiatives

Emerging Developer Program

## Bar Admissions

State of New York

## Education

Brooklyn Law School, J.D., with a Certificate in Real Estate Law, 2011

St. John's University, B.A., (magna cum laude), Government & Politics and Philosophy, 2008

## Languages

Greek

## Memberships

New York State Bar Association Real Property

Law Section Committee on Condominiums & Cooperatives

New York Housing Conference's Rising Leaders Network

Women in Housing and Finance, Inc.

## Legal Presentations

Speaker, ANHD Training Series: Tax Abatements for Affordable Housing Development: 420-a, 420-c and Article XI, September 2019

Speaker, ANHD Training Series: Deal-Making, Partnerships and Joint Ventures, September 2019

Moderator, ABA Annual Meeting, Condominium Document Drafting and Negotiation in Affordable Housing Transactions, May 2019

Presenter, NYSFAFH NYC Conference, Housing Needs for 65+, May 2019

Presenter, WHF Brown Bag, Contingent Liabilities and Guaranties, January 2018

Moderator, Emerging Developer Program: Women Make it Work: Exploring Opportunities in Affordable Housing, November 2017

Presenter, WHF Brown Bag, Negotiating Project Deal Points, March 2017

Presenter, HDC Mix and Match 101: Development under HDC's Mix and Match Program Roundtable, March 2016

Moderator, 2015 NYSFAFH Conference: Revitalizing New York State Communities, May 2015

Presenter, Introduction to Development & Deal Making: Joint Ventures, ANHD, Spring 2015

Presenter, Cooperative Ownership Conversion: The Legal Process, ANHD, Spring 2015

## Awards

Max M. Lome Memorial Prize for Excellence in Urban Law, June 2011

CALI Excellence for the Future Awards: Commercial Leasing, Negotiation, and Corporate & Real Estate Clinic - Seminar