



TANYA DEMPSEY
CO-CEO

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(646) 269-6322

Tanya Dempsey, a Co-CEO of CSG Advisors, offers 18+ years of public sector experience. Since joining CSG in 2015, Ms. Dempsey has focused her practice on advising housing authorities on Strategic & Long Term Planning, Real Estate Transactions, Financial Impact of Operations and Management, Development Advising & Transaction Services. Specifically, she has advised on RAD process, operational improvements, portfolio analysis and structuring affordable housing transactions including 4% Low Income Housing Tax Credits, Tax Exempt Bonds & Conventional Financing & other Federal Mortgage options. Ms. Dempsey is deeply committed to providing affordable housing and ensuring that HAs have the necessary tools to exist for many years into the future.

STRATEGIC & LONG-TERM PLANNING

Tanya has helped several clients develop comprehensive strategies to address entire agency portfolios and specific operating concerns such as those confronting public housing authorities. Tanya has helped prepare comprehensive strategies for the authorities of Minneapolis, Hartford, Delaware and Philadelphia.

STRUCTURING TRANSACTIONS

Tanya has advised on over \$50 million in affordable housing financings. These transactions include 4% Tax Credit Financing coupled with RAD vouchers & other soft funds. In total, Tanya has generated about \$2 million in developer fee for her public housing clients.

OPERATIONS & OPERATIONAL REVIEW

Tanya was the Interim Chief Financial Officer at the Indianapolis Housing Agency from 2015-2016. In that capacity, she led the Agency effort to transition its entire portfolio under RAD. Major accomplishments include the creation of dashboards for management reviews, development of Board reporting, forecasting models & development of a cash positive annual budget. Additionally, Tanya has consulted to many agencies such as Cambridge, Philadelphia, Minneapolis, Indianapolis & Phoenix on strategies to reduce operating expenses and central office expenses. This typically results in a reduction of about 15-20% in annual savings.

DEVELOPMENT ADVISING

Tanya has extensive experience on RAD transactions including but not limited to, Transfer of Assistance projects, RAD Blend (75/25), RAD with PBV, RAD with de minimus units, RAD with Reserves & RAD with LIHTC. To date, she has closed almost 3,000 units over 40 projects. In addition, she has conducted dozens of RAD feasibility studies for agencies, nationwide, submitted dozens of RAD applications.

PRIOR WORK

Before joining CSG Advisors, Tanya worked for the New York City Housing Authority, the nation's largest public housing authority, having served as its Senior Director of Strategy and Program Development and as NYCHA's Director of Budget and Financial Planning. Tanya helped manage portions of NYCHA's historic "federalization" project – one of the largest tax credit transactions in the country – as well as the agency's \$700 million Capital Fund borrowing. In these capacities, Tanya evaluated the transactions from an overall financial and agency perspective. Tanya also led NYCHA's Choice Neighborhoods program and built strategic relationships with sister agencies, funders, residents, and other partners as part of the CNI planning grant implementation and CNI implementation grant application process.

EDUCATION

Tanya holds a Bachelor of Arts degree in Environmental Studies from Denison University, and a Master of Public Policy degree from American University.

Tanya Dempsey
Co-CEO | CSG Advisors
New York, NY
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Work Location:
National

My company will cover travel costs:
Yes

Area of Expertise:

- Asset Management
- Community Development
- Developer
- Finance/Banking/Lender
- Government Agency
- Policy
- Property Management

Topic/Details on Expertise:

RAD, LIHTC, Year 15 Exit, Faircloth to RAD, Repositioning Options, Middle Income Family Housing

Preferred Presentation Format:

- Conference Panel
- Virtual Presentation
- Keynote Speaker
- Podcast
- Motivational Speaker
- Empowerment Speaker

Bio:

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