

James Bowman

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SUMMARY

- Over 40 years' experience in affordable housing, public finance and capital markets.
- Goal-driven seasoned strategic leader and decisive business professional brings a track record of success in raising capital for the creation and preservation of affordable housing. Outstanding background managing multiple financial products from ideation to market launch and profitable monetization.
- Strong entrepreneurial spirit, open minded, and willingness to take on new challenges that require patience and perseverance. Exceptional industry knowledge and relationships.
- In his 20 years as CEO of National Affordable Housing Trust he oversaw the attraction and deployment of over \$1 billion of investor equity in affordable housing developments throughout the United States.
- Deep knowledge of the capital markets and has many relationships in the industry.
- Structured and provided development advisory services on a wide variety of transactions including Permanent Supportive Housing, Senior and Family Housing.
- Influenced affordable housing policy at the federal, state, and local level working with Stewards of Affordable Housing (SAHF), National Association of Affordable Housing Lenders (NAAL) and Affordable Housing Alliance of Central Ohio (AHACO).
- Experienced with FHA affordable housing debt products and well as tax exempt bond financing programs.
- Mr. Bowman is currently providing affordable housing consulting services to National Church Residences. Knowledgeable in transitioning LIHTC properties that have reached the end of their compliance period and in recapitalization strategies.
- Currently working with a group of Columbus housing, technology experts and community leaders in developing an equity investment fund that would provide below market capital to developers of "missing middle" housing in Columbus and surrounding communities.
- Mr. Bowman is looking forward to an opportunity to use his extensive capital markets expertise and experience to further the creation and preservation of affordable housing and address the effects of climate change on lower income communities and assist in addressing racial inequities.

SKILLS

- Affordable Housing Finance
- Investor Relations
- Financial Structuring
- Governmental Relations
- Non-Profit Finance
- Fund and Asset Management
- Public Utilities Rate Setting
- Municipal Finance Budgeting and Debt Issuance
- Board and Stakeholder Communications

Strategic Advisor, National Church Residences, January 2018-Current

Columbus, OH

- Providing strategic advisory services related to National Church Residences portfolio of LIHTC properties approaching the end of their 15-year compliance period, (Y-15)
- Responsible for preparing proposal to Limited Partner investor for transfer of their LP interest to National Church Residences
- Successfully negotiated and closed thirty-three investor exits from the partnerships, capturing over \$114 million of equity for the client
- Advise and manage on certain strategic property repositioning, including two buildings at imminent risk of flooding due to climate change, coordinating with City, HUD, FEMA, and the local Housing Authority.

CEO, National Affordable Housing Trust, October 1998-December 2017

Columbus, OH

- Oversaw the deployment of over \$1 billion of investor equity in affordable housing developments throughout the United States
- Involved with a wide variety of affordable housing finance strategies that combine public and private resources.
- Structured and provided development advisory services on a wide range of transactions including Permanent Supportive Housing, Senior Housing, and Family Housing
- Structured and closed a senior/subordinated guaranteed LIHTC fund with Mass Mutual Insurance and JP Morgan Chase
- Purpose of the Fund was to invest in Section 8 properties, during the 2008 capital markets crisis.
- The Fund was guaranteed by a PRI investment from the MacArthur Foundation
- Oversaw the creation of a Supportive Services LIHTC Fund with backing from the Kresge and Robert Wood Johnson Foundation
- Established Investor Relationships with: JP Morgan Chase, Barring's (Mass Mutual), Wells Fargo, Goldman Sachs, Morgan Stanley, Citizens Bank, Huntington Bank, Fifth Third Bank, and others.

Principal/Founder, Central Ohio Housing Collective, January 2023-Current

Columbus, OH

- The Central Ohio Housing Collective (COHC) is a startup non-profit formed to create an investment fund as a solution to address the affordability gap in housing for households with incomes between 80% and 150% of the area median income (AMI) in Central Ohio, the so called "Missing Middle."
- The Fund aims to develop or purchase multifamily and single-family properties to provide quality homes with affordable rents for the region's growing tech workforce, teachers, first responders, medical professionals, empty nesters, and other vital workers.
- COHC is developing a proposal at the invitation of the Columbus-Franklin County Affordable Housing Trust to jointly sponsor this Fund.

Strategic Advisor, Columbus -Franklin County Affordable Housing Trust, June 2018-December 2019

Columbus, OH

- Provided advisory services in the creation of the \$100 million Housing Action Fund

- Structured and marketed the Housing Action Fund to private corporations and financial institutions.
- The Fund is sponsored by the Columbus and Franklin County Affordable Housing Trust, a CDFI, in collaboration with The City of Columbus, Franklin County, and The Columbus Foundation
- The Fund will provide low-cost loans to developers who commit to specific affordability requirements in order to preserve and increase the number of units in Franklin County
- The Housing Action Fund coordinates with the City of Columbus in deploying \$50 million in bond money approved by Columbus voters.

Board Member, Affordable Housing Alliance of Central Ohio (AHACO), January 2016-December 2017

Columbus, OH

- Participated in developing affordable housing policy at the federal, state, and local level.
- Successfully advocated to Columbus City Council and Mayor to obtain voter authority for a \$50 million bond issue to fund affordable housing in Columbus.

Advisor, National Association of Affordable Housing Lenders (NAAL)

Washington, DC

- Participated in developing affordable housing policy at the federal, state, and local level.

Board Member, City of Columbus Sewer and Water Advisory Board, January 2001-Current

Columbus, OH

- Serves on the City of Columbus Sewer and Water Advisory Board
- Appointed by Mayor
- The City is implementing a multi-billion-dollar capital improvements program.

Municipal finance banker, National City Bank, Kemper Securities, Huntington Capital Corporation

- Clients included several states and municipalities.
- Series 7 licensed.

Director of Finance, Franklin County Board of Commissioners

- Managed County's operating, capital budgets and bond and note sales.

EDUCATION AND TRAINING

Bachelors of Economics and Masters of Public Administration, The Ohio State University