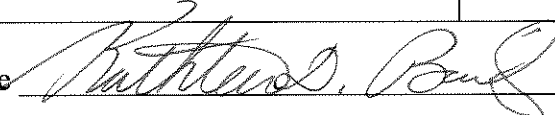


**AREA COMMISSION APPOINTMENT FORM**

The Department of Neighborhoods maintains the database for the Area Commission members in the City of Columbus. The information on this form is used to process the Mayor's appointment and ensure timely and accurate distribution of meeting notices, training opportunities, and other City activities. **Please complete all sections of the form with information about your recently elected/appointed commissioner within seven (7) days of the election/appointment. After completing and signing this form, please return it, along with the appointees resume and/or biography to your Neighborhood Liaison via email. Please contact your Neighborhood Liaison with any questions or comments.**

**Please Type**

<b>Area Commission Name</b>	Near East Area Commission	
<b>Please check appropriate box</b>	<b>New appointment</b> <input checked="" type="checkbox"/> <b>Reappointment</b> <input type="checkbox"/>	<b>Are there changes to this information?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>
First Name	Roy	
Last Name	Lowenstein	
Title (i.e. officer / commissioner)	Commissioner	
Address	1722 Oak Street	
City	Columbus	
State	OH	
Zip Code	43205	
Home Telephone	614-593-6574	
Work Telephone		
Email Address	Rlowenstein6@gmail.com	
District/Designation	District IV	
Term Start Date	Jan 2020	
Term Expiration	July 2020	
Seat Succession		

Area Commission Chair Signature 

**\*\*\*ALL SECTIONS OF THIS FORM MUST BE COMPLETED\*\*\***

**Add Bio:**

## ROY LOWENSTEIN

1722 Oak Street  
Columbus, OH 43205  
(614) 593-6574 cell  
[rlowenstein6@gmail.com](mailto:rlowenstein6@gmail.com)

Roy Lowenstein is a well-known figure in affordable housing development, particularly in Ohio. He has 42 years' experience as developer, consultant, and syndicator. His expertise with grant writing, underwriting, project design and legal/policy issues is tied to his involvement with the development of more than 220 projects for a variety of low-income populations, using a variety of funding sources. Additionally, he is known as a mentor and trainer of new developers regarding programs such as the low-income housing tax credit and other sources of subsidy.

### EDUCATION:

1973	B.A. (history) Oberlin College, Oberlin, Ohio
1976	J.D. (law) Ohio State University, Columbus, Ohio

### WORK HISTORY:

8/15-current	<u>Principal, Lowenstein Development, LLC</u> Consultant to affordable housing developers submitting tax credit & AHP applications in Ohio and other states. Clients have included: Homeport, OCCH, Model Group, Connect Realty, Tober Development. Consultant to non-profits securing gap financing through OHFA HDGF: Franklinton Devel. Assn., New Hsg. Ohio, Hsg. Network of Hamilton County; Co-developer of Hilltop City Cottages.
4/19-current	<u>Project Developer, Homeport (Columbus Housing Partnership, Inc.)</u> Consulting evolved into 30 hour/wk. employee status with all aspects of affordable housing development. 2 LIHTC projects funded 2019.
12/13-8/15	<u>Vice-President, The Woda Group</u> Assisted with development of housing projects in the pipeline in 7 states. Prepared or assisted with numerous tax credit applications.
10/06-12/13	<u>Vice-President, Buckeye Community Hope Foundation</u> Tax credit developer: originating, managing, and closing tax credit transactions primarily in Ohio, also W. Virginia, Kentucky. Assist Buckeye's President with evaluation of project feasibility and negotiation of debt and equity arrangements for numerous projects. <ul style="list-style-type: none"><li>• Secured and/or project managed 15 tax credit awards in Ohio</li><li>• 7 additional projects funded in W. Virginia &amp; Kentucky 2009-12</li><li>• Significant role with shaping project design and services</li></ul>
4/04-10/06	<u>Director of Development, Columbus Housing Partnership, Inc.</u> Responsible for developing affordable and market rate housing in Columbus and Franklin County using conventional financing, housing

tax credits, HOME and other subsidy sources; both rental and for sale homes. Supervise staff of six.

- Supervised completion of 120 1-family rental homes (4 projects)
- Secured 3 new tax credit reservations
- Refinanced 3 existing apartment complexes; sold expired LIHTC properties to investors
- Lead developer of Rich Street Walk, an 18-unit condo project

3/02-3/04

Executive Director, Capital Development Corp. for Housing (CDCH)  
and Ohio Capital Finance Corporation (OCFC)

Responsible for developing, constructing, and selling single family homes for CDCH, collaborating with existing non-profit partners; OCFC work involved administration of \$1.1 million loan pool, drafting notes and mortgages, etc.

- Construction/sale of new homes in Linden, Hilltop and Northside

10/93-3/04

Vice-President for Development, Ohio Capital Corp. for Housing:

Housing consultant and syndicator for 8-10 low-income housing tax credit projects per year with both non-profit and for-profit Ohio developers (up to 25% of Ohio allocation). Grant writing, financial structuring, liaison to state/local funding sources, banks, and members of development team; help guide project development through initial occupancy. General technical assistance and training of non-profits and local governments. Drafting contracts, partnership amendments, misc. legal work.

- Key role in total of approximately 90 transactions involving \$300 million of investment by Ohio Equity Fund for Housing
- Developed loyal clients with repeat business
- Critical contributions to shaping OHFA's tax credit plan

5/88-9/93

Development Associate, CONSOC Housing Consultants, Columbus:

Consultant to non-profits and PHA's developing housing primarily in Ohio for the elderly and handicapped, as permitted by HUD programs, esp. Section 202/811 and McKinney Act. Some projects included partial state funding through OMHAS, DSA, OHFA. Coordination of projects from grant writing through initial occupancy stages. Drafting of contracts, real estate acquisitions, zoning hearings, feasibility analysis, secured tax exempt status for owners, liaison to architects, builders, attorneys & public agencies.

- More than 60 HUD grants approved; high productivity

1/88-4/88

Development Officer, Columbus Housing Partnership:

Initial work on low-income housing projects.

1/85-12/87

Executive Director, Friends of the Homeless, Inc., Columbus, Ohio:

Administered the agency during period of intense growth, raised public and private funds, and developed a series of new facilities and programs,

including: homeless shelter for men and women, transitional housing, job training, substance abuse intervention; created neighborhood-based CDC.

- Developed 100-bed homeless shelter on East Main Street
- Developed innovative job skills training/placement program (PIC "Provider of the Year-1987")

1/77-10/84

Facility Developer/Staff Attorney, Association for the Developmentally Disabled, Columbus, Ohio: Coordinated process of developing or retrofitting group homes and apartment buildings, day care and adult day service facilities for the developmentally disabled. Advised Board and staff on legal and regulatory issues of service to DD population. Handled real estate acquisitions, feasibility analysis, assisted with design planning, zoning, building code & community relations issues, purchased furnishings. Provided staff training sessions taught to staff of ADD and similar agencies.

- 20 residential facilities developed or rehabilitated
- Success overcoming zoning/NIMBY hurdles

1/77-current

Occasional legal work, consulting and technical assistance for individuals and non-profits, including ESG grants 1989-2008

### **TRAININGS PROVIDED:**

Tax Credit 101: OHFA/OCCH Ohio Housing Conference (8x)  
Tax Credit Basics: 1-day training for Kentucky Housing staff 2007  
Intro to Tax Credits: What Not to Do: Kentucky Housing Conf. 2007  
What Makes Affordable Housing Affordable? and Affordable Housing Basics: COHHIO conference 2006  
Lectures (2x) to Ohio State U. graduate planning students 2006, 2008  
Compliance w/HOME & LIHTC: 2003 HUD training for local govt.  
Levelgreen Homes Case Study: 2004 Nat'l Assoc of Homebuilders  
How to Assess Development Opportunities  
Legal Issues in Affordable Housing Development  
Spreadsheet demos for Corp. Supportive Hsg trainees 2015-16, 2018  
Financing Supportive Housing: COHHIO conference 2018  
Joint Ventures in Affordable Housing: Ohio CDC Assn. 2019

### **VOLUNTEER WORK:**

2006-current

Board/Loan Committee Member, National Housing Trust and Institute for Community Economics Loan Funds, Washington DC

2009-2015

Board Member and Officer, Ohio Housing Council

1986-2010

Board Member, Ohio Coalition for the Homeless; merged with Ohio Housing Coalition to become COHHIO in early 1990's; served as President and Treasurer of COHHIO—the lead advocacy agency in Ohio on housing and homelessness

1986-1988

Board Member, National Coalition for the Homeless

1979-1992

Board Member & Officer, The Ark, Inc. (home for MR/DD adults)