



James A. Walker

Partner

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“I work alongside my clients to evaluate the details of each transaction and identify challenges and solutions during each phase of the deal. I deliver thoughtful and tailored advice that assists the client in making informed decisions.”

James Walker is a transactional attorney who advises the firm’s public and private clients on real estate, construction, public contracting, and governance and procurement matters. His representative experience includes work and services for school districts, municipalities, drainage districts, affordable housing developers, community colleges, and tribal governments.

Public Law

James regularly advises public bodies on a variety of issues, including compliance with Oregon’s public contracting code; conducting public meetings; responding to public records requests in accordance with Oregon’s public meetings and records law; drafting local ordinances; and developing rules of order and conduct for use at public meetings.

Construction

James advises clients on matters related to financing, building, and completing construction projects. He drafts and reviews construction loan documents for financial institutions, and regularly negotiates design, construction, and construction management contracts for general contractors, design professionals, and project owners. He also assists clients on various matters that arise after a construction project commences, including preparing change orders and filing lien claims.

Affordable Housing

James has assisted many clients with navigating complexities related to the financing, design, construction, and completion of affordable housing projects. He has extensive experience drafting, reviewing, and negotiating construction loan documents, and regularly negotiates design, construction, and construction management contracts for project owners in the affordable housing industry. James also assists clients with development of the physical property and drafting other applicable documents.

Education

J.D., University of Michigan Law School, 2011

- Black Law Student Alliance
- Ginsberg Center for Community Service National Advisory Board

B.A., University of Michigan, economics, 2008

- Ginsberg Center for Community Service Student Advisory Board, member
- Rosalie Ginsberg Scholarship for Community Service, recipient
- Black Undergraduate Law Association, vice president

Bar Admissions

Washington, 2024
Oregon, 2011

Real Estate

James assists clients with drafting and negotiating documentation related to real estate transactions. He has advised nonprofit organizations, small businesses, and financial institutions on matters related to acquiring and disposing of real estate.

Professional Activities

- Multnomah Bar Association
 - Young Lawyers Section Pro Bono Committee, Past Chair of the Nonprofit Project Subcommittee
- Oregon State Bar, Member
- Oregon City Attorneys Association, Member

Civic Activities

- Greater Portland Inc, Board of Directors, 2023-present
- Albertina Kerr Centers
 - Past Governing Board Member
 - Race for the Roses, Past Planning Committee Member
- Community Learning Post, Tutor
- Mt. Olivet Baptist Church, Sound Technician Volunteer

Publications

- “Big Changes May be Coming to Davis-Bacon,” Miller Nash, *From The Ground Up*, coauthor (Jun. 2022)
- “Chapter 25: Construction,” Oregon State Bar BarBooks™, *Insurance Law in Oregon 2020 Edition*, coauthor (May 2020)
- “Top 5 Pointers for Documenting Change Orders,” National Association of Minority Contractors Oregon, *NAMC-Oregon Newsletter*, coauthor (Spring 2020)
- “Chapter 30: Affordable Housing,” Oregon State Bar, *Oregon Real Estate Deskbook*, coauthor (2015)
- “OCTA One Year Later,” Miller Nash, *NW Tax Wire* (Dec. 2011)

Presentations

- “What Affordable Housing Developers Should Know About LIHTC Partnership Agreements: Key Provisions and Best Practices,” Miller Nash, webinar (Apr. 2026)
- “Construction Contract Tips on Affordable Housing Projects,” Miller Nash, webinar (Jul. 2024)
- “Considerations in Municipal Construction Contracting,” International Municipal Lawyers Association, Annual Conference (Oct. 2022)
- “Guidance on Contract Drafting & Negotiation in 2021,” Miller Nash, webinar (June 2021)
- “Defining your ‘IMAGE?’ Fit, Authenticity, and Image in the Legal Profession,” Oregon Minority Lawyers Association, 2020 Image Program (Feb. 2020)
- “Breakfast Roundtable: A 360° Discussion on Delegated Design,” Miller Nash Graham & Dunn (Oct. 2019)
- “Drafting Purchase and Sale Agreements and Deeds,” National Business Institute, Legal Descriptions, Title Insurance and Surveys in Real Estate Transactions Seminar (Dec. 2014)
- Miller Nash, 19th Annual Affordable Housing Conference (Dec. 2012)

Recognition & Honors

- Recognized as a “Leader in Their Field” by *Chambers USA* for Real Estate—Oregon, 2024-present
- Selected for inclusion in *Best Lawyers: Ones to Watch*® (Portland, OR)
 - Construction Law, 2022-present

- Selected for inclusion as an Oregon Super Lawyer—Rising Stars, 2020-present
- Recognized as a 2018 Phenom by *Daily Journal of Commerce Oregon*

Personal Activities

In his free time, James enjoys bike riding, softball, reading, and Michigan football.