



## William D.G. Baldwin

PARTNER

### Cincinnati

301 East Fourth Street  
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Great American Tower  
Cincinnati, Ohio 45202

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### Practice Areas

Affordable Housing

Agency Finance

Real Estate

### Education

Northern Kentucky University  
Salmon P. Chase College of Law,  
J.D., *magna cum laude*, 1997

University of Wisconsin, B.A., 1989

### Bar & Court Admissions

Ohio

*Admitted to practice law only in  
the states listed above.*

Bill is a partner in the Vorys Cincinnati office and a member of the finance, energy and real estate group. His practice focuses on commercial real estate and related business matters, with a specialty in multifamily affordable housing finance, including representing lenders and owners in the financing of multifamily and senior housing under the U.S. Department of Housing and Urban Development (HUD) insured financing programs and other agency financing, including Fannie Mae and Freddie Mac. He assisted a major HUD lender in the development and implementation of a mezzanine loan program for re-syndication of borrower equity. Most of the FHA financing transactions Bill handles involve projects syndicated using low-income housing tax credits (LIHTCs). Bill also practices in development and construction, including the preparation of acquisition/disposition, design, development, construction and management documents on behalf of owners and contractors.

### Career highlights include:

- Closing hundreds of HUD-insured financing transactions including projects in almost every U.S. state, particularly those involving tax-exempt bonds, tax credits, TIFs, state and municipal agency grants and loans, and other credit and subsidy facilities
- Several major construction projects that have helped transform Cincinnati's riverfront, downtown and skyline, including the Great American Ballpark, Queen City Tower, and The Banks developments, in addition to the ongoing \$2 billion Hamilton County sewer project

Bill has given presentations on affordable housing finance, tax-exempt bond financing, subcontractor issues in construction law, Government National Mortgage Association (Ginnie Mae), securitization of HUD-insured loans, title and survey issues, defeasances, and eminent domain and adverse possession and he has participated in radio discussions regarding *Kelo v. City of New London* and *City of Norwood v. Horney*.

Bill received his J.D. *magna cum laude* from the Northern Kentucky University Salmon P. Chase College of Law and received his B.A. from the University of Wisconsin.

Before joining Vorys, Bill worked in the institutional trust areas at the Northern Trust Company in Chicago and Fifth Third Bank in Cincinnati. In addition, he served as General Counsel of Chavez Properties / Parking Company of America, Inc. from 2008 to 2010.

## Honors & Recognitions

*The Best Lawyers in America*, Real Estate Law, 2020-2024

Hamilton County Mental Health and Recovery Services Board, Person of the Year Award, 2007

*Ohio Super Lawyers Rising Stars*, Real Estate, 2005-2006

*Cincinnati Business Courier*, Forty Under 40, September 2006

## Professional and Community Activities

Ursuline Academy of Cincinnati, Board of Trustees, 2023 to present

Junior Crusaders Lacrosse Club, Youth Coach, 2024 to present

St. Xavier High School, Athletic Booster, Board Member, 2018-2020

Cincinnati Blue Jays Lacrosse Association, Board Member, 2012-2019

Mount Lookout Swim Club, Board Member, 2009-2017; Vice Chair, 2013-2015; Treasurer, 2015-2017

Cincy Royals Lacrosse Association, Steering Committee, 2012-2013

Kentucky Mountain Bike Association, Board Member and General Counsel, 2010-2013

Price Hill Will Community Development and Action Board, Board Member, 2007 – 2012; Treasurer 2008-2010; Vice Chair 2010-2012

Downtown Cincinnati Inc., Parking and Access Committee, Member, 2002–2008; Downtown Parking Subcommittee, Chair, 2006-2008

Hamilton County Mental Health and Recovery Services Board, Trustee, 2006-2007

Hamilton County Alcohol and Drug Addiction Services Board, Trustee, 1999-2006; Treasurer, 2005-2006

Downtown Cincinnati Inc., Downtown Environment Committee, Member, 1997-2002