



Passionate about real estate development and housing affordability, Patrick Morse strives to understand the big picture of his clients' needs so that he can effectively represent them in negotiating and analyzing real estate deals.

A detail-oriented, critical thinker and determined problem-solver, Patrick helps clients achieve their real estate development and investment goals, particularly in the areas of low-income housing tax credits (LIHTC), economic development, and real estate transactions. He represents syndicators in the acquisition of equity interests in LIHTC projects. Additionally, he represents developers and owners in various other real estate law matters including acquisitions, due diligence, and economic incentives.

Patrick's experience includes buyer representation involving over a dozen multi-million dollar commercial acquisitions in several states, involving coordination and review of real estate purchase and sale agreements, title and survey issues, zoning, entitlements, environmental issues, and commercial leases. In this role, Patrick regularly coordinated with opposing council to ensure all documentation and due diligence review was completed for closings. Additionally, Patrick has significant experience representing low income housing tax credit syndicators by performing comprehensive legal analysis of affordable housing developments across the country. This involves negotiation of construction and permanent financing documents, analysis of entitlements, zoning, acquisitions documents, coordination of environmental, title and survey review, and preparation and negotiation of partnership/operating agreements reflecting the distribution of partner/member responsibilities and profits for a particular deal structure. Notably, Patrick has assisted a firm partner in drafting and negotiation of state and local tax incentive agreements involving tax increment financing and property tax abatement for very large commercial development projects in Ohio. Patrick has also assisted various firm real estate partners in a wide array of real estate finance and development research projects, including analysis of real estate broker laws, real estate financing options, commercial leases, and entitlements.

Growing up in a family that developed various restaurant brands and built

Patrick Morse

Associate

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EDUCATION

Capital University Law School, (J.D.),
summa cum laude, staff member and
note editor of the Capital University Law
Review, 2021

The Ohio State University Fisher College
of Business, (B.S.B.A.), accounting, real
estate and urban analysis, summa cum
laude, 2018

BAR ADMISSIONS

Ohio

LANGUAGES

English

PRACTICES

Land Use and Zoning
Leasing
Multifamily Real Estate
Real Estate
Real Estate Development
Tax Credits and Community Investments

INDUSTRIES

Government and Public Finance

custom homes, Patrick was exposed to the ins-and-outs of entrepreneurship and real estate from a young age. He gained valuable affordable housing development experience while interning at Woda Cooper Companies, even before going to law school, where he performed site selection, municipality research, and analysis of state qualified allocation plans. He also worked for Novogradac & Company CPAs where he drafted partnership tax returns and audited financial statements for LIHTC deals. Patrick was a legal extern with the City of Columbus Department of Building and Zoning Services while earning his J.D. In that role, he focused on zoning code policy, performing analysis and researching best practices for incentivizing affordability of housing and a greener city.

During law school, he authored a publication on a potential solution to Ohio's looming affordable housing crisis, "Trumped Zoning: Constitutionality of Zoning Preemption (Oregon's HB 2001) Under Ohio's Home Rule Amendment."