

About the Woda Cooper Companies



32 years of experience in development, construction and property management



Portfolio of nearly 400 communities with more than 14,000 units and over 30,000 residents



Employee-owned with more than 750 members



Active in 16 states with 7 regional offices



Since 2015 have received over 30 awards and recognitions for 16 developments in 9 states

Woda Cooper Management Practices

Every applicant undergoes a credit, criminal, and rental history screening

Proposed development would have full time manager and maintenance technician

All units are inspected monthly by manager or maintenance

Every property undergoes a full annual internal inspection

Virginia Housing and tax credit investors conduct 3rd party inspections

We want to hear from neighbors and stakeholders if they see something that needs attention



Woda Cooper Companies Affordable Housing Industry Awards

- Osborn Commons, Sault Ste. Marie, MI
 - **2021 Michigan Green Building of the Year – Homes, USGBC**
 - **2021 Best Rural Development, Affordable Housing Finance (AHF) Readers’ Choice Awards**
- The Livingston, Columbus, OH
 - **2021 Best Senior Property, Charles L. Edson Award, Affordable Housing Tax Credit Coalition**
- Douglas Greene, Kodak, TN
 - **2021 Best Family Development, AHF Reader’s Choice Awards;**
- North Avenue Gateway II, Baltimore, MD
 - **2020 Green Building of the Year Finalist, USGBC-MD**

The image shows three white paper houses with red roofs, arranged in a row on a wooden surface. The houses are simple, geometric shapes. The background is a light-colored wood grain. The houses are positioned on the left side of the frame, with the largest one in the foreground and two smaller ones behind it.

Woda Cooper Companies Affordable Housing Industry Awards

- Prospect Yard, Cleveland, OH
 - **2021 Heritage Ohio Award for Best Adaptive Reuse**
 - **2021 Downtown Development Award, Downtown Cleveland Alliance**
 - **2020 Best Adaptive Reuse, Finalist, NAHB Multifamily Pillars of the Industry Awards**
- Boury Lofts, Wheeling, WV
 - **2020 Best Apartment Community in the Ohio Valley**
 - **2017 Best Use of Historic Tax Credits, Preservation Alliance of West Virginia**
 - **2017 Best Adaptive Reuse, NAHB Multifamily Pillars of the Industry**
- Fairwood Commons, Columbus, OH
 - **2020 Ohio Project of the Year, USGBC**
 - **2019 Property of the Year and Best Green Property, AHF Readers' Choice Awards**



Woda Cooper Companies Affordable Housing Industry Awards

- Nelsonville Commons, Nelsonville, OH
 - **Rural Category Winner, 2019 AHF Readers' Choice Award**
 - **2019 Heritage Ohio, Best Residential Rehabilitation, Annual Preservation and Revitalization Awards**
- Bell Diamond Manor, Norfolk, VA
 - **2018 Best Acquisition/Rehabilitation, NAHB**
- Atz Place, Kendallville, IN
 - **2018 Best Rural Property, Finalist, AHF Readers' Choice Awards**
 - **2018 Rural Impact Winner, Novogradac Development of Distinction**
 - **2018 Honorable Mention, Charles L. Edson Awards, Best Rural Property, Affordable Housing Tax Credit Coalition**



Woda Cooper Companies Affordable Housing Industry Awards

- Mallalieu Pointe, East Point, GA
 - **2018 Green Award, Outstanding Residential Project, USGBC –Georgia**
- Portland School Apartments, Portland, MI
 - **2018 Best Historic Rehabilitation, Finalist, AHF Readers’ Choice Awards**
- Kreider Commons, Lebanon, PA
 - **2017 Green Property of Year, AHF Readers’ Choice Awards**
 - **2017 Best Affordable Apartment Community up to 100 Units, NAHB**
 - **2017 Architecture and Design Award, Senior Housing News**
 - **2017 Forever Green Project of the Year USGBC-Central PA**

A decorative graphic on the left side of the slide features several white paper houses with red roofs, arranged in a row on a dark wood-grain surface. The houses are stylized and appear to be made of cardboard or paper. The background of the entire slide is a light wood-grain texture.

Woda Cooper Companies Affordable Housing Industry Awards

- Stanton Oaks, Atlanta, GA
 - **2016 Fulcrum Award, Southface Energy Institute**
 - **2016 Honorable Mention, Charles L. Edson Awards, Affordable Housing Tax Credit Coalition**
 - **2016, Winner Preservation of Existing Affordable Housing, Novogradac Developments of Distinction**
- Washington School, Washington Court House, OH
 - **2015 Merit Award, State Historic Preservation Office Awards**
- Lloyd House, Menominee, MI
 - **2015 Governor's Award for Historic Rehabilitation**
 - **2015 Finalist, Historic Rehabilitation, AHF Readers' Choice Awards**

Remonstrators “Due Diligence Report”

Misleadingly presents a 1 star rating on the BBB site as a full accounting of our abilities – deliberately crops the screenshot to omit that the rating is based on just 14 reviews collected over 3 years and that Woda Cooper has a B+ rating from the agency

Our company manages over 14,000 units and houses over 30,000 people – 14 negative reviews constitutes 1/10th of a percent

Presents multiple photos of active maintenance such as a temporary pump as issues of concern, rather than the reality that this is proactive and responsible care for these properties

...Continued

Presented a room where trash is deposited after being placed in a trash chutes as poor maintenance or a health hazard, when in reality it is an intentional design feature

Repeatedly highlights salt deposits on masonry – which is a normal occurrence that has no health or safety implications – as an indictment of our capacity

Our portfolio is currently at 96% occupancy, a major indicator of the level of resident satisfaction

Conclusion

After roaming across at least half a dozen properties constituting more than 400 units, over 1,000 residents, and 30 acres of grounds, this “report” is reduced to a series of inaccuracies and deliberate misrepresentations

We proactively offered to conduct a virtual town hall meeting for concerned neighbors to hear and respond to concerns and were turned down

Woda Cooper is an industry leader because of the quality of our work, and we have been repeatedly recognized by our peers, local units of government, and state housing agencies