



# WODA COOPER COMPANIES

## Development Team Introduction

Woda Cooper Companies, Inc. (WCCI) is the country’s first employee-owned, vertically integrated affordable real estate company. As of January 1, 2024, WCCI’s portfolio includes over 330 communities and 16,000 units operating or under construction.

### Development Team:

- Woda Cooper Development, Inc.
- Neighborhood Housing Partnership of Greater Springfield

### General Contractor:

- Woda Construction, Inc.

### Management Company:

- Woda Management & Real Estate, LLC

### Architect:

- PCI Design Group, Inc.

## Project Summary

### Building Type:

- New Construction of a 3-Story Elevator Building

### Unit Mix:

- Total Units: 71
- 1-Bedroom Units: 12
- 2-Bedroom Units: 43
- 3-Bedroom Units: 15

### Area Median Income (AMI) Breakdown:

- 19 units at or below 30% AMI;
- 7 units at or below 50% AMI;
- 16 units at or below 60% AMI;
- 29 units at or below 80% AMI

### Net Rents (Not Including Utilities):

- 1-bedrooms ranging from \$345 to \$900
- 2-bedrooms ranging from \$350 to \$1,025
- 3-bedrooms ranging from \$355 to \$1,150

### Comments:

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