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*FOR IMMEDIATE RELEASE*

## **Woda Cooper and Greater Dayton Premier Management host grand opening for Audubon Crossing affordable senior community**

**Columbus, Ohio (December 17, 2018)...** Woda Cooper Companies, Inc. and Greater Dayton Premier Management (GDPM) hosted a Grand Opening and Holiday Open House at Audubon Crossing, 119 Edgewood Ave, Dayton, on December 14, 2018. The new \$10 million development is a 50-unit senior rental community affordable for those who earn up to 60% of area median income.

“Audubon Crossing provides senior residents optimal age-in-place features, and high quality, attractive rental homes that are energy efficient and affordable to rent and maintain,” said Joseph McCabe, Vice President-Development with Woda Cooper.



The three-story, L-shaped building offers one- and two-bedroom, spacious apartments and features modern, attractive finishes; open concept living spaces; Energy Star appliances, including dishwashers; and washer/dryer hookups. Lifestyle amenities include a community room with kitchen, fitness center, central laundry facility, and large gazebo.

McCabe, who led the development at Audubon Crossing, predicts significant ongoing utility costs savings at what is expected to be a LEED Silver certified property. “Lower utility bills mean senior residents will retain more monthly income for food, medical needs, services, leisure, rent, and other daily living expenses,” he said.

Senior Services Connection and GDPM’s FSS program will coordinate supportive services such as in-home meal delivery, transportation, social activities, and connections to area senior services and agencies. Woda Cooper affiliate PCI Design Group, Inc. was architect and Woda Construction, Inc. was general contractor. Sol Consulting + Design served as the development’s sustainability advisor.

### **Located on the Salem Crossing HOPE VI development downtown Dayton**

GDPM has remained committed to the transformation of the Old Dayton View Neighborhood for almost two decades. Old Dayton View is strategically located less than 10 minutes from downtown Dayton and immediately adjacent to a historic district. GDPM’s commitment to Old Dayton View began with the removal of 213 obsolete public housing units. The land was redeveloped with a mix of 80 rental units, 35 homeownership units, and a half acre walking park called Salem Crossing Hope.

Audubon Crossing was designed to blend in seamlessly with the existing Salem Crossing Hope VI development. It marks GDPM’s final phase of housing development as part of GDPM’s contribution to the redevelopment of Old Dayton View. The total redevelopment was funded through a partnership with the U.S. Department of Housing and Urban Development’s (HUD) HOPE VI program, GDPM’s funds, the City of Dayton and Montgomery County, along with support from the Ohio Housing Finance Agency (OHFA). The property is adjacent to many area amenities including Senior Services Connection.

Audubon Crossing would not have been made possible without the support from OHFA which allocated the Low Income Housing Tax Credits (LIHTC) and provided permanent and additional loans. The City of Dayton contributed a HOME Loan and GDPM also contributed Replacement Housing Funds. CREA, LLC was the equity investor and Key Bank provided the construction loan.

This successful partnership between GDPM and Woda Cooper Companies, Inc., with the support from the long-standing partners such as the City of Dayton and OHFA, came together to build a fantastic, new affordable housing option for senior residents.

“GDPM appreciates Woda Cooper’s expertise in creating resident-friendly living spaces with desirable lifestyle amenities, and in green building design and construction methods,” said Jennifer Heapy, Chief Executive Officer, GDPM. “We are proud of our contribution to the transformation of Old Dayton View into a vibrant, mixed-income community and we look forward to continued partnerships to make this and other communities a success.”

Speakers at the Grand Opening included Mr. McCabe and Ms. Heapy, along with Dayton Mayor Nan Whaley; Ms. Diane Alecusan, Business & Project Administration Manager, Ohio

Housing Finance Agency; Mr. Thomas H. Leach, Field Office Director, U.S. Department of Housing and Urban Development, Columbus; Ms. Amy Frist, Senior Asset Manager, CREA, LLC; and Mr. David Cooper, Managing Director of Woda Cooper Companies, Inc. Former U.S. Congressman Ambassador Tony Hall was a special guest, along with many future residents and neighbors.

***About Woda Cooper Companies, Inc.***

*Woda Cooper Companies, Inc. and its affiliates are experienced developers, general contractors, and property managers specializing in the design, construction, and management of affordable multi-family apartments, senior communities, and single-family homes. Considered leading experts in the affordable housing industry, the Woda Cooper team is known for producing and maintaining high quality affordable housing. Affordable Housing Finance ranked the firm 6th overall among Developers and 29th overall among Owners in its April/May 2018 issue. Woda Cooper Companies, Inc. has developed and currently manages more than 300 communities and 12,000 units, operating in 15 states. In addition to its Columbus headquarters, the firm has offices in Savannah, GA; Indianapolis, Indiana; Shelbyville, Kentucky; Annapolis, Maryland; Mackinaw City, Michigan; Charlotte, North Carolina; and Norfolk, Virginia. Call (614) 396-3200 or visit [www.wodagroup.com](http://www.wodagroup.com).*



**About Greater Dayton Premier Management**

Greater Dayton Premier Management (GDPM) is Montgomery County's largest landlord, providing affordable housing to almost 7,000 residents. GDPM provides housing opportunities through GDPM's Public Housing and Housing Choice Voucher programs. GDPM's focus on innovative resident programming, unique partnerships, and aggressive housing development planning earned GDPM recognition as a 2017 Dayton Business Journal, Business of the Year. Call 937-910-7500 or visit [www.dmha.org](http://www.dmha.org) for more information.

