



For more information, contact:

Karen Bernick, Communications Consultant
563.320.2625 or kbernick@wodagroup.com

In Lycoming County, PA, Muncy Greene affordable senior community is our second property featuring energy-efficient Passive House design

May 20, 2019, Muncy Township, PA... Moderate and lower income seniors in Muncy Township now have access to a high-quality new affordable housing community thanks to the opening of Muncy Greene. It is one of the first multifamily properties in Pennsylvania to be built to Passive House Institute US certification standards to ensure energy efficiency and low heating and cooling costs. It is the second Passive House facility built by developer Woda Cooper Companies, Inc.



Woda Cooper hosted a Grand Opening and Ribbon-cutting on May 15, 2019, for residents, elected officials and community leaders, financial partners, and other supporters of the new \$13.8 million development. The 60-unit rental community is geared for independent seniors aged 62 years and older, at or below 20, 50, and 60% of area median income.

Muncy Greene's 60 single-level apartments have individual attached garages, bright open living spaces, high quality finishes, and EnergyStar appliances. There is a community room with kitchen, central laundry and hooks ups in each unit, computer room, plus an outdoor pavilion, pond, and walking trail. Eight units at Muncy Greene are accessible for residents with mobility impairments, with two that also accommodate hearing or visual impairments. The property has an onsite manager and maintenance technician, plus coordinated, supportive services as needed to help residents maintain health and independence. Located at 291 John Brady Drive in Muncy Township, Muncy Greene is convenient to many business outlets and services. River Valley Transit has set up a bus stop at Muncy Greene to serve residents throughout the day.

Primary funding was achieved through the Pennsylvania Housing Finance Agency's allocation of Low Income Housing Tax Credits. CREA LLC invested in the tax credits and Citizens Bank provided a mortgage loan.

Strong local support

Instrumental in the financing of Muncy Greene was strong early support from Lycoming County Commissioners. They allocated \$800,000 in Pennsylvania Housing Affordability and Rehabilitation Enhancement or PHARE funds. The PHARE program assists communities in creating affordable housing like Muncy Greene throughout Pennsylvania. Funding for PHARE is driven through multiple sources including impact fees in counties like Lycoming County where Marcellus Shale gas wells exist.

"The Commissioners wisely used the \$800,000 in PHARE funds to leverage an additional \$13 million investment in Lycoming County. The result is the transformation of a vacant parcel of land into much-needed senior affordable housing that is now part of the tax base for the County," said David Cooper, Jr., Principal and Managing Director for Woda Cooper.

In addition to the PHARE funds, County Commissioners also allocated an additional \$50,000 in local housing funds through Pennsylvania Act 137. "The support from Lycoming County was a critical stepping stone in our company's success to secure other financing for Muncy Greene," Cooper said.

The facility's Passive House design utilizes superior insulation and air tightness, combined with high-performance windows, shading, and orientation significantly reduce heating and cooling consumption. Separate ventilation systems filter and temper air to keep temperatures even and comfortable, summer or winter. Energy efficient LED lighting are used throughout the project which also contributes to energy savings. In addition to Passive House standards, Muncy Greene was built to Enterprise Green Community sustainability standards.

"Muncy Greene is an example of forward-thinking affordable housing because its use of Passive House construction will help it to keep living expenses lower for residents," commented PHFA Executive Director and CEO Brian Hudson. "This development is a model for smart multifamily housing in Pennsylvania."

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 13th overall among Developers and 26th overall among Owners in its April/May 2019 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, Georgia; Indianapolis, Indiana; Shelbyville, Kentucky; Annapolis, Maryland; Mackinaw City, Michigan; Charlotte, North Carolina; and Norfolk, Virginia. For more information, call (614) 396-3200 or visit www.wodagroup.com

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