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Woda Cooper commences construction on its 20th affordable housing development in Pennsylvania with Kellinger Greene in York County

July 6, 2020, York County PA...One of the nation's leading affordable housing firms Woda Cooper Companies, Inc. has closed financing and is commencing construction on its 20th development in Pennsylvania. The new 56-unit townhome development called Kellinger Greene was awarded Low Income Housing Tax Credits by the Pennsylvania Housing Finance Agency (PHFA) in 2019 and is being financed with a construction loan from Park National Bank, permanent financing from PHFA and York County HOME Loan Program, and tax credit equity from CREA. The total development cost is \$14.5 million.



Kellinger Greene will be located in a suburban residential neighborhood on the south side of Kellinger Road in Fairview Township within York County. PHFA designated the location as an "Area of Opportunity" because of its strong schools and employment opportunities and significant need for expanded affordable housing. A large number of jobs are available at nearby FedEx and Amazon centers plus other light industrial businesses. The site is less than a mile from I-83, a major regional commuting route. Elementary, middle, and high schools are located about two miles away with shopping, parks, and other services also located nearby.

“Kellinger Greene will answer the need in this specific location for high-quality affordable housing for working families, singles, and seniors with moderate to lower incomes,” said Andrew B. Cohen, Woda Cooper’s Senior Vice President, who is spearheading the development.

The new community will offer one, two, and three-bedroom apartments for workforce families, singles, and seniors who earn up to 60 percent of area median income. It will consist of seven two-story buildings and it will be 100% visitable for those with mobility challenges, with zero-step entrances for all common areas and apartments. Six apartments will be designed with full accessibility features for residents with mobility, hearing, and vision impairments, plus three more units will offer features for hearing or vision impairments only.

The townhome apartments will feature family-friendly amenities such as open-concept, bright living spaces; fully-equipped kitchens, with ENERGY STAR appliances, including dishwashers; washer/dryer hookups; individual electric HVAC and hot water heaters; carpeting and tile flooring; and walk-in closets. There will be two off-street parking spaces per unit. Community amenities include a community room with kitchen, on-site rental management and resident services office, computer room, and outdoor common spaces including a playground.

Energy efficiency will be a key component for Kellinger Greene. The design and materials will result in tightly-sealed building envelopes with high-performance insulation, plus specialized fresh air transfer systems, low water flow fixtures, and ENERGY STAR appliances throughout. Kellinger Greene will be built to be certified LEED Silver and Zero Energy Ready Homes. “Residents will pay low monthly utility bills due to the green building methods, including energy-efficient kitchens, heating/cooling systems, windows, and water-saving bathroom fixtures,” said Cohen.

Architectural Concepts, PC., Exton, PA, is architect, McCarthy Engineering Associates, Wyomissing, PA, is the civil engineer, and Woda Construction, Inc. is the general contractor.

About Woda Cooper Companies, Inc.

Woda Cooper Companies, Inc. and its affiliates specialize in the development, design, construction, and management of high-quality affordable multi-family apartments, senior communities, and single-family homes. The company marked 30 years in business May 2, 2020, with operations in 15 states and a portfolio of approximately 350 communities and more than 14,000 units. Green building is standard with certifications including Passive House, Zero Energy Ready Homes, LEED, Enterprise Green, EarthCraft, and ENERGY STAR. In addition to its Columbus headquarters, Woda Cooper has offices in Savannah, GA; Indianapolis, IN; Shelbyville, KY; Annapolis, MD; Mackinaw City, MI; Charlotte, NC; and Norfolk, VA. Affordable Housing Finance magazine recently ranked Woda Cooper Companies 10th in nation among Developers and 14th among Owners.

