



Knoxwood Crossing

City of College Station City Council



WODA COOPER
COMPANIES

Owner/Developer

- ❖ Woda Cooper Companies, Inc. Founded in 1990
- ❖ First vertically integrated, employee-owned Affordable Housing Developer
- ❖ Over 120 Green Certifications including 10 Platinum Certifications
- ❖ Not a Merchant Developer, committed to Long-Term Ownership

Award Winning Projects

- ❖ The Doris: Wheeling, West Virginia
 - ❖ 2024 Multi-Family Project of Year
Home Builder's Association West Virginia
- ❖ Osborn Commons: Sault Ste. Marie, Michigan
 - ❖ Outstanding Affordable Project of the
Year USGBC LEED Awards 2022



The Doris: Wheeling, WV



Osborn Commons: Sault Ste. Marie, MI

Development Team

Developer: *Woda Cooper Development, Inc.*

- ❖ Operates in 18 states with established public-private/community partnerships

General Contractor: *Woda Construction, Inc.*

- ❖ Experience in new construction, adaptive reuse, rehabilitation across variety of product types

Management Company: *Woda Management & Real Estate LLC*

- ❖ Currently manages over 400 properties across the United States

Civil Engineer: *Barron Stark Engineers*

- ❖ Successfully completed over 2,800 projects for largest developers in the Southwest

Architect: *Cross Architects*

- ❖ Have designed innovative Affordable Housing projects for over 20 years in Texas

Energy Consultant: *Energy Bees*

- ❖ Specialize in Energy Consumption modelling and consulting for Affordable Housing in Texas



College Station Workforce Housing Need

College Station Housing Action Plan

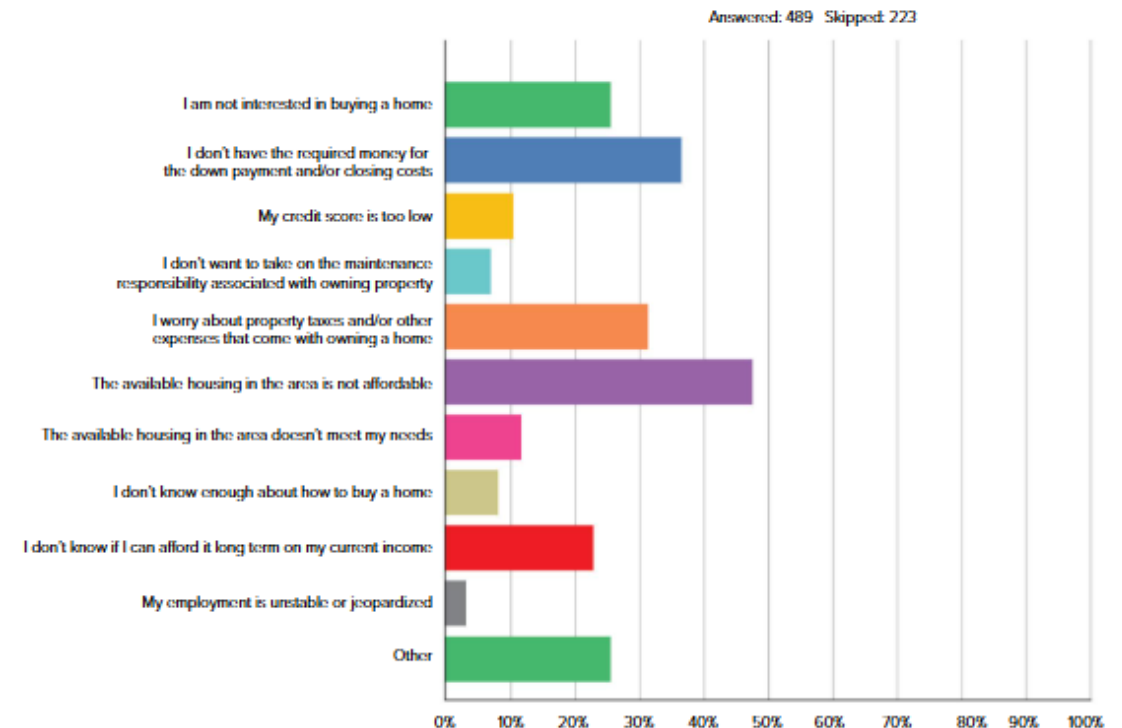
- ❖ **58%** of College Station renters are cost burdened
 - ❖ Spend more than 30% of monthly income spent on housing
- ❖ **35%** of College Station renters are severely cost burdened
 - ❖ Spend more than 50% of monthly income spent on housing



Housing is considered "affordable" if a household spends no more than 30% of their income to live there.

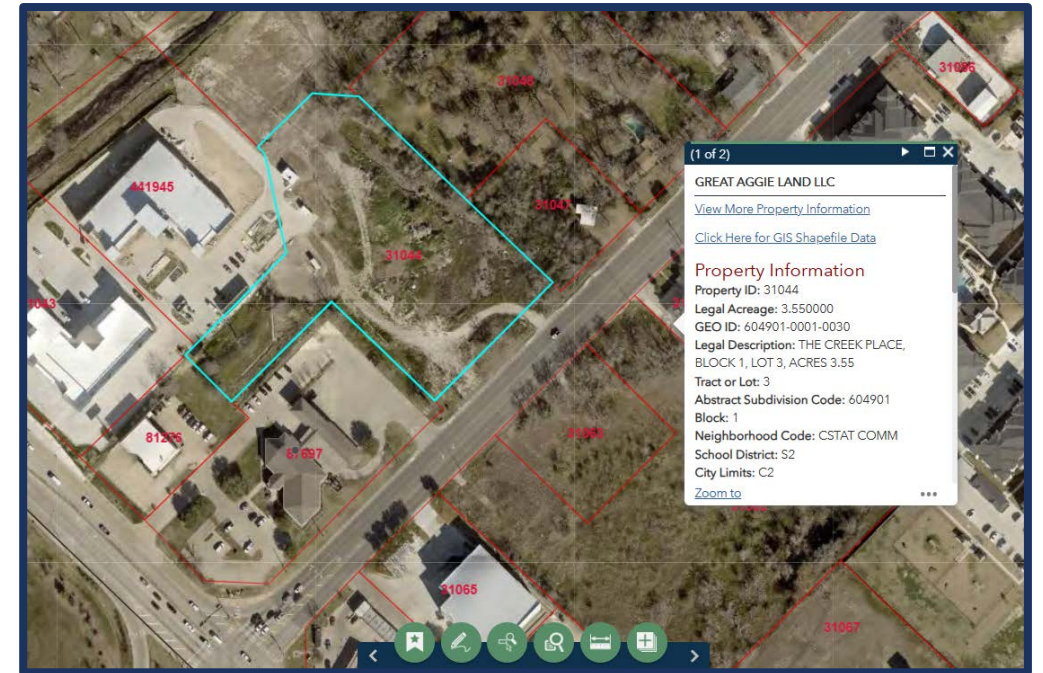
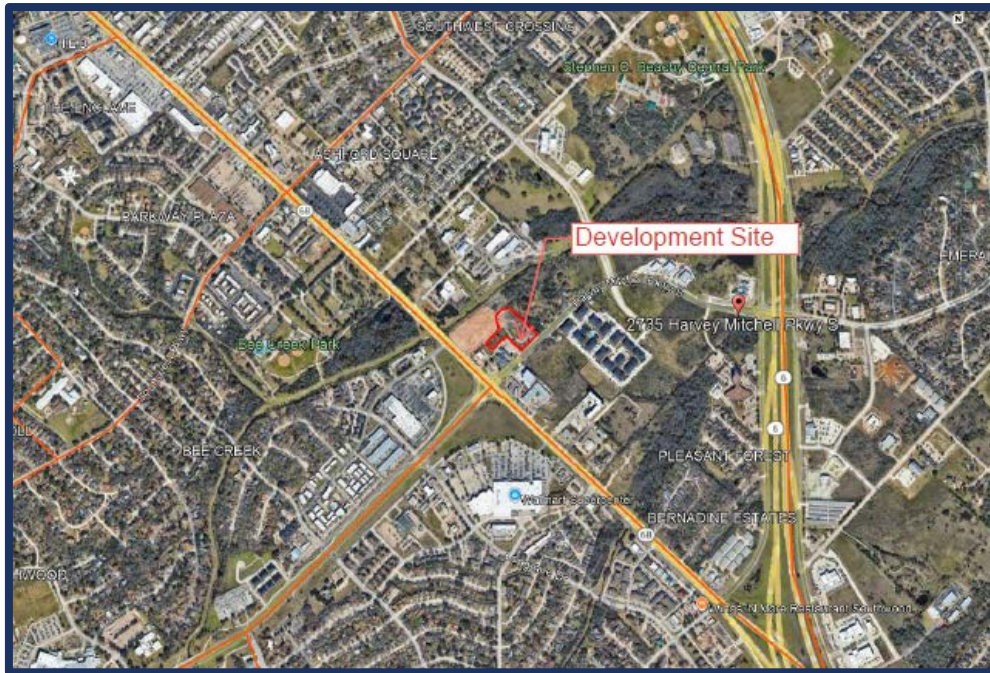
- ❖ Since 2015, the average College Station home price has increased by **73%**, while median family income has only increased by **25.86%**

Q11 - What is keeping you from buying a home? Select all that apply.



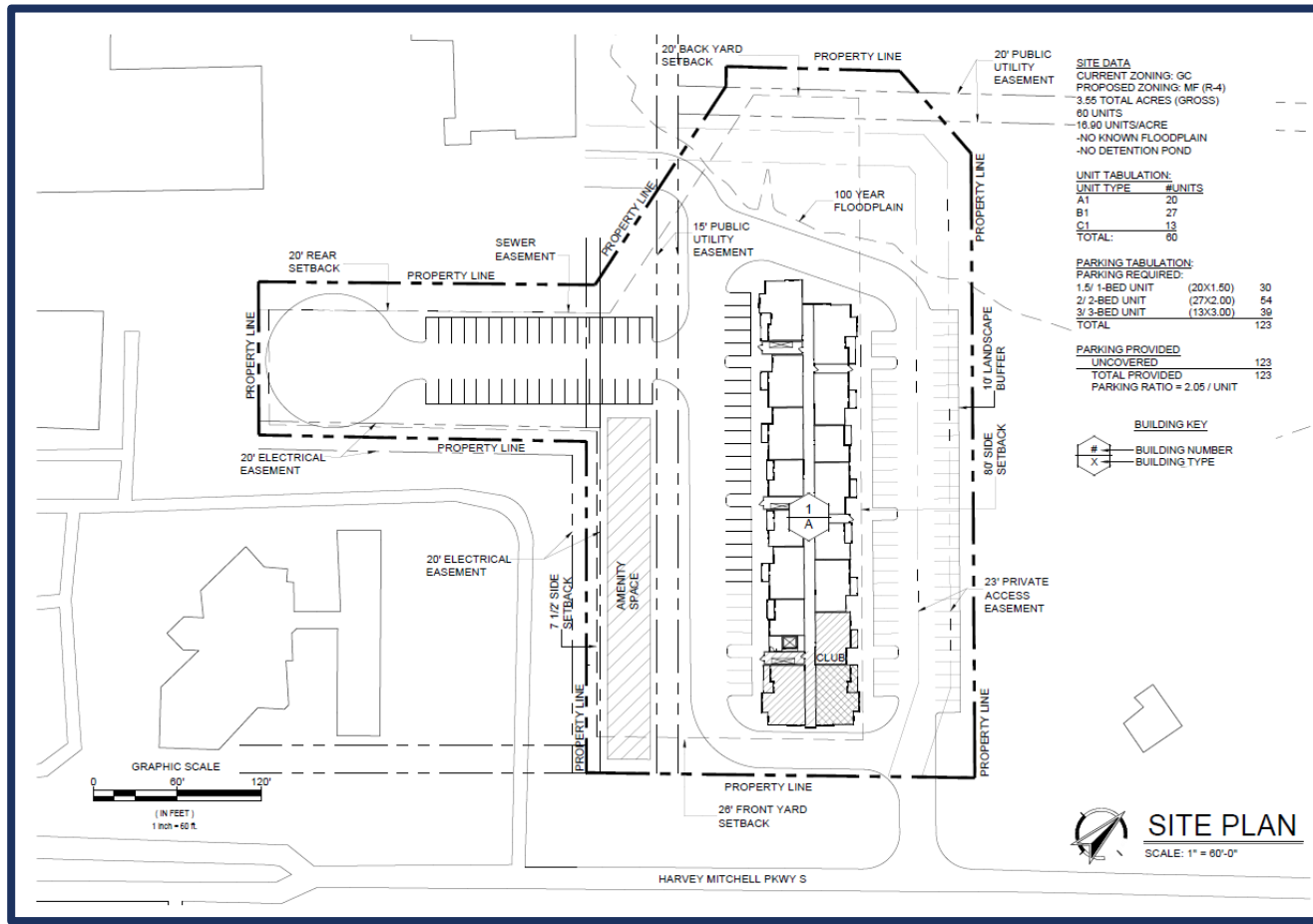
Site Location

- ❖ 3.55 acres located at 2735 South Harvey Mitchell Parkway, College Station, Texas 77840
- ❖ Brazos County Parcel ID 31044



Proposed Community

Site Plan and AMI Distribution



Existing Conditions

- ❖ Approximately 3.55 acres
- ❖ Vacant land

Community Exterior

- ❖ 4-Story Elevator Served Building
- ❖ Integrated Clubhouse
- ❖ Fiber Cement Siding, Brick Veneer

Unit Mix

- ❖ 20 - 1 Bedrooms
- ❖ 27 - 2 Bedrooms
- ❖ 13 - 3 Bedrooms
- ❖ 60 total units

Affordable Housing Breakdown

- ❖ 30% AMI - 7 units
- ❖ 50% AMI - 9 units
- ❖ 60% AMI - 44 units

Designed to CPTED Standards

- ❖ Comprehensive Lighting
- ❖ Landscape Design

Public Amenities

- ❖ Designer Clubhouse with following amenities:
 - ❖ Leasing Center
 - ❖ Coffee Bar
 - ❖ 24-hour Fitness center
 - ❖ Full size community kitchen for potlucks, etc
 - ❖ Community room with A/V equipment
 - ❖ Laundry Care Center
- ❖ 24/7 Recorded camera security system
- ❖ Barbecue, Picnic and Seating Areas throughout the site
- ❖ Bicycle Racks



Private Amenities

- ❖ Appliances including microwaves, dishwashers, cooking range with oven, and garbage disposals
- ❖ Energy Star rated appliances and windows
- ❖ High efficiency lighting and fixtures
- ❖ Ceiling fans in living area and bedrooms
- ❖ Eco friendly construction materials
- ❖ Faux hardwood style flooring
- ❖ Spacious kitchen
- ❖ Washer and dryer hookups
- ❖ EPA WaterSense toilets, showerheads, and faucets in all bathrooms



Lifestyle Services

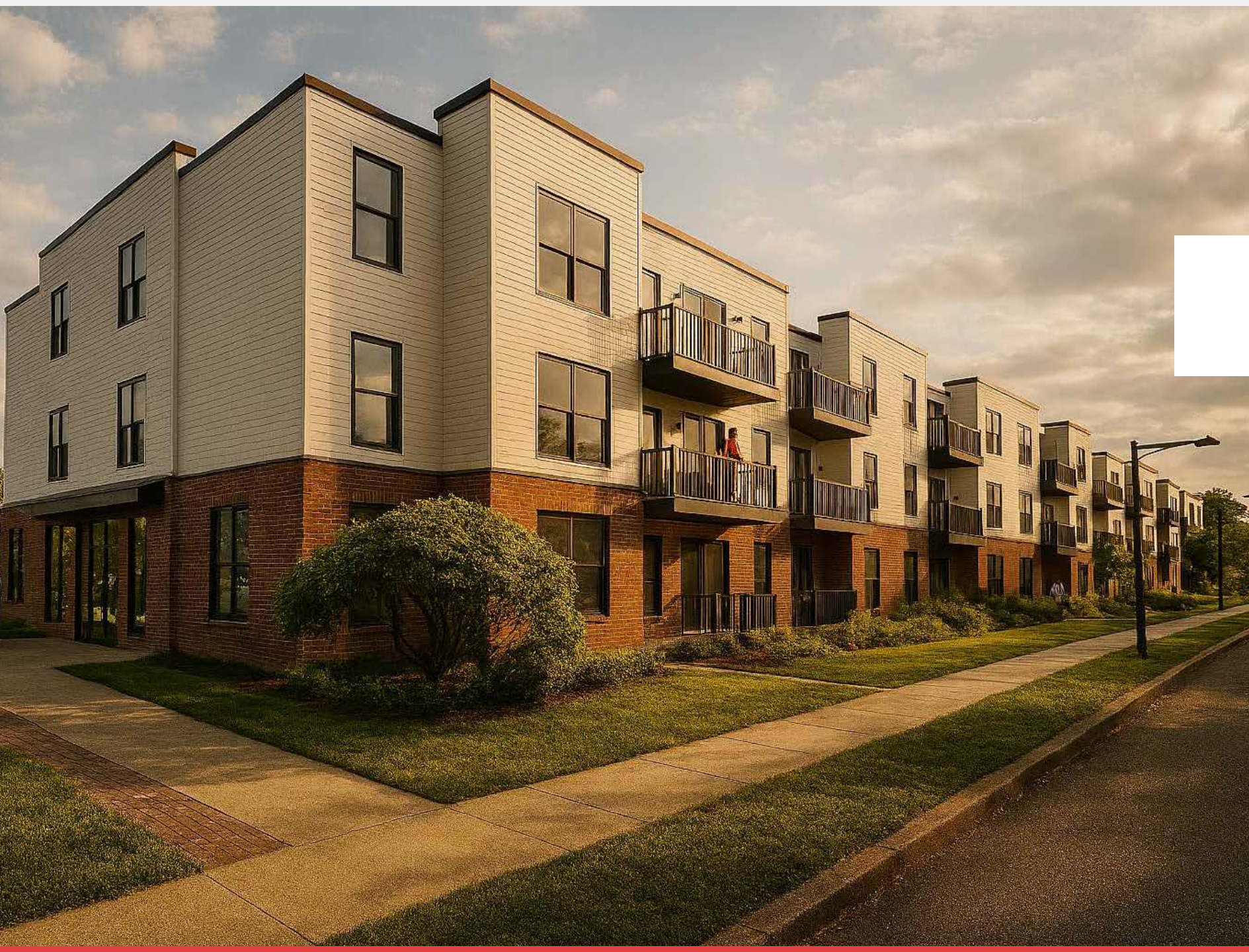
- ❖ Strategic partnerships with local civic organizations
- ❖ Coordination with local volunteer groups and community-based organizations
- ❖ To provide an abundance of lifestyle services that enhance the residents' quality of living and build a sense of pride and community



Questions?

Q&A





Thank you

Omer Sarig

(216) 316-7224

osarig@wodagroup.com

Jason Lain

(325) 660-7232

jlain@wodagroup.com

www.wodagroup.com



Appendix



Knoxwood Crossing Community Proposed Rents

| Unit Type/Area Median Income Band | # of Units | Net Rent | Utility Allowance | Gross Rent |
|-----------------------------------|------------|----------|-------------------|------------|
| 1 BR/30% AMI | 3 | \$380 | \$114 | \$494 |
| 1 BR/50% AMI | 3 | \$715 | \$114 | \$829 |
| 1 BR/60% AMI | 14 | \$875 | \$114 | \$989 |
| 2 BR/30% AMI | 2 | \$450 | \$143 | \$593 |
| 2 BR/50% AMI | 4 | \$850 | \$143 | \$993 |
| 2 BR/60% AMI | 21 | \$1,050 | \$143 | \$1,193 |
| 3 BR/30% AMI | 2 | \$515 | \$172 | \$687 |
| 3 BR/50% AMI | 2 | \$975 | \$172 | \$1,147 |
| 3 BR/60% AMI | 9 | \$1,200 | \$172 | \$1,372 |
| Total | 60 | | | |

Rent Limits for Brazos County, Texas

❖ 2025 Rent Limits for College Station-Bryan, TX MSA

| Number of Bedrooms | 30% Area Median Income Band Monthly Rent | 50% Area Median Income Band Monthly Rent | 60% Area Median Income Band Monthly Rent Limit |
|---------------------------|---|---|---|
| 1 Bedroom | \$498 | \$830 | \$996 |
| 2 Bedroom | \$597 | \$996 | \$1,195 |
| 3 Bedroom | \$690 | \$1,150 | \$1,380 |

Income Limits for Brazos County, Texas

❖ 2025 Income Limits for College Station- Bryan, TX MSA

| Number of Residents | 30% Area Median Income Band Annual Limit | 50% Area Median Income Band Annual Limit | 60% Area Median Income Band Annual Limit |
|---------------------|--|--|--|
| 1 Person | \$18,600 | \$31,000 | \$37,200 |
| 2 Persons | \$21,240 | \$35,400 | \$42,480 |
| 3 Persons | \$23,910 | \$39,850 | \$47,820 |
| 4 Persons | \$26,550 | \$44,250 | \$53,100 |
| 5 Persons | \$28,680 | \$47,800 | \$57,360 |
| 6 Persons | \$30,810 | \$51,350 | \$61,620 |

Tenant Selection Process

Woda Cooper Companies, Inc. prides itself in its careful tenant selection process.

- ❖ Goal: Attract tenants who will be good neighbors and long-term residents.

- ❖ Background Check
 - ❖ Criminal History

- ❖ Credit Committee
 - ❖ Credit history
 - ❖ Landlord references
 - ❖ Appeal process

| Credit Risk | Result |
|--|----------------------------------|
| Apartment Debt >\$500 within 36 mo. | Reject-Committee Review Required |
| Negative Rental History (Write-offs/Collections) | Reject-Committee Review Required |
| Civil Judgements > \$2500 | Reject-Committee Review Required |

- ❖ Result: Gives potential residents who have experienced unforeseen circumstances an opportunity to live in high-quality, affordable apartments, while screening out potential trouble tenants.

