



September 30, 2022

Worthington Community Improvement Corporation
Attn: David McCorkle, Assistant City Manager Worthington CIC
6550 N. High Street
Worthington, Ohio 43085

Re: RFP Redevelopment of 3.25 Acres on East Wilson Bridge Road

Dear Mr. McCorkle:

Thank you for the opportunity for the Woda Cooper Companies, Inc. (“WCC”) to be considered as a candidate to redevelop the 3.25 acres along the south side of E. Wilson Bridge Road. WCC is a vertically integrated company with development, construction, and property management under one roof, and we consistently rank in the top 10 of affordable developers in the nation for annual output. We have a demonstrated track record of success in Ohio as well as fifteen other states, and our presence in the affordable and housing space gives us the leverage to secure equity and debt pricing that developers with less capacity cannot achieve.

WCC is honored to be able to submit this response to the Request for Proposals (RFP) to construct Affordable General Occupancy Housing in Worthington, Ohio. Below are just two WCCI strengths:

1) Development Expertise

WCC is a nationally recognized leader in the development, construction, and management of affordable housing. We have developed over 350 properties and owns/manages approximately 16,000 units in 16 states. We have been very successful in Ohio in the past several years and have completed over 100 developments in Ohio. The Development Team has the expertise, competence, resources, and desire to provide the necessary support to develop affordable housing in Worthington.

2) Financial Expertise, including public private partnerships utilizing forgivable loans

WCC brings a strong financial expertise and knowledge in developments with various financing structures. This reputation and expertise which will facilitate obtaining other financing sources. WCC has a decades-long track record of developing and implementing public private partnerships utilizing forgivable loans or grant funds in our efforts to deliver high quality affordable housing to qualified residents. WCC has secured and deployed approximately \$43.5 million in Housing Development Assistance Program (“HDAP”) funds over the last 20 years into 56 communities. WCC is very experienced in submitting applications to Ohio Housing Finance Agency (“OHFA”).

Included in this submission is a contact information sheet, company resume, electronic flip book detailing some of existing properties, prospective site plan and elevations, market analysis and additional supporting documentation. If selected, we are well positioned to begin working on the project immediately to ensure we can apply for rental housing tax credits to the Ohio Housing Finance Agency in February so work on the site would begin in the spring of 2024, with final completion towards the end of 2025.

Feel free to reach out to me with any comments or questions at 614-406-0562 or tsimons@wodagroup.com. Any written correspondence can be sent to 500 S. Front Street, 10th Floor, Columbus, Ohio 43215.

Sincerely,

Woda Cooper Companies, Inc.

A handwritten signature in blue ink, appearing to read 'T.S. Simons', with a horizontal line extending to the right.

Thomas S. Simons
Senior Vice President