

Curriculum Vitae for

## **Joseph M. McCabe**

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### **EXPERIENCE & PREVIOUS OPPORTUNITES:**

#### **2025 – Current      Senior Vice President – Real Estate Development**

#### **Woda Cooper Companies, Inc.**

**Columbus, Ohio**

*Woda remains a premier Columbus-headquartered vertically integrated affordable, workforce, veterans, senior (age - restricted), and permanent supportive housing developer. Woda expanded to development within nineteen states in 2026.*

- Serve in a senior leadership and mentoring role on real estate development projects from deal origination through due diligence, development, design, financing, construction, and initial occupancy.
- Securing primary financing through competitive state-administered housing tax credits, state and federal historic preservation tax credits, opportunity zone benefits, and other state incentives with Arizona, Tennessee, Ohio, Pennsylvania, and Wisconsin.

#### **2021 – 2025      Vice President – Development**

#### **Metropolitan Holdings Limited**

**Columbus, Ohio**

*Metropolitan Holdings is a locally owned, Columbus-based apartment development firm specializing in multifamily projects within Ohio. Founded in 1998 and still solely owned by its founder, the company manages a portfolio of 2,000 units.*

- Lead a development division team managing multifamily and mixed-use projects from deal origination through lease-up.
- Provide executive oversight of all projects in due diligence, construction document, and construction administration phases; provide executive-level decision making for resolution of any design and engineering issues as required.
- Represent the company in public meetings with zoning and planning commissions, as well as in public and executive sessions with city councils and township trustees. Facilitate early municipal discussions regarding zoning, site plan approvals, annexations, and access to local incentives.
- Negotiate all new purchase agreements for all land acquisitions on behalf of the company. Negotiate retail leases for all non-residential tenants in mixed-use developments. Facilitate land acquisitions and closings, including negotiation and execution of easements and multi-lot, multi-owner Reciprocal Easement Agreements (REAs) for large mixed-use sites.
- Secure development incentives with local governments through expansion of Community Reinvestment Areas, including deal-specific and negotiated tax abatements, fixed PILOTs, .41 Municipal Redevelopment TIFs, and municipal bond construction funding for off-site infrastructure.

#### **Involved in the following Company Projects:**

|                         |                                        |                  |
|-------------------------|----------------------------------------|------------------|
| Parkview at Spring Hill | Green, OH                              | 298 units        |
| Harrison Landing        | Perrysburg, OH                         | 320 units        |
| Arcadia                 | Shaker Heights, OH – Van Aken District | Retail+141 units |

|                    |                                           |                  |
|--------------------|-------------------------------------------|------------------|
| Citana             | Maumee, OH – Arrowhead Park               | 254 units        |
| Conrad             | Miami Twp, OH                             | 322 units        |
| Pala               | Maumee, OH – Arrowhead Park               | 264 units        |
| Reverb             | Huber Heights, OH                         | 312 units        |
| Triumph Apartments | Columbus, OH – Olde Towne East            | Retail+122 units |
| Ogden Apartments   | Columbus, OH – King Lincoln / Bronzeville | Retail+72 units  |
| Skytop Apartments  | Cincinnati, OH – Anderson Township        | 361 units        |

## 2013 – 2021 Vice President – Real Estate Development

### **Woda Cooper Companies, Inc.**

**Columbus, Ohio**

*Woda is a Columbus-headquartered vertically integrated affordable and senior housing development company with development, construction, management, and full design all under one roof. Woda had 13,000 apartments located in fifteen states, over 135 Ohio properties and sixteen historic tax credit preservation and adaptive re-use conversions in 2021.*

- Serve in a lead role on real estate development projects from deal origination through due diligence, development, design, financing, construction, and initial occupancy. Responsibilities include securing primary financing through competitive state-administered housing tax credits, state and federal historic preservation tax credits, opportunity zone benefits, and other state incentives.
- Secure additional financial incentives such as local tax abatements, PILOTs, TIFs, below-market bridge financing, HOME loans, and municipal bond funds.
- Manage and prepare financing applications; assist with lender and investor closings; conduct design reviews; obtain local site plan and jurisdictional approvals; review titles, easements, and entitlements; and coordinate environmental reviews.
- Build relationships with non-profit and community development partners; identify and assemble development sites; develop project schedules; establish budgets and construction estimates; identify and secure gap and soft financing sources; review design, architectural, and construction plans for compliance with submittal requirements; and oversee overall funding applications and competitive financing processes.

### Development Portfolio

Select Projects originated, managed, and/or completed prior to departure:

|                                       |                 |           |                          |           |
|---------------------------------------|-----------------|-----------|--------------------------|-----------|
| Wheatland Crossing                    | Columbus, OH    | 42 units  | 3-story midrise          | \$ 8.59 M |
| Fairwood Commons                      | Columbus, OH    | 54 units  | 3-story midrise          | \$11.58 M |
| The Livingston                        | Columbus, OH    | 45 units  | Partial Adaptive Reuse   | \$11.06 M |
| Prospect Yard                         | Cleveland, OH   | 42 units  | Historic Preservation    | \$12.41 M |
| Nelsonville School                    | Nelsonville, OH | 33 units  | Historic Preservation    | \$ 9.62 M |
| Willoughbeach Terrace                 | Willowick, OH   | 50 units  | 3-story midrise          | \$ 8.81 M |
| Greensburgh Manor                     | Green, OH       | 50 units  | 3-story midrise          | \$ 8.97 M |
| Thompson Greene                       | Butler, PA      | 50 units  | Townhomes                | \$11.34 M |
| Bldv. at Green (JW w/Vision)          | Green, OH       | 192 units | Breezeways & Townhomes   | \$26.10 M |
| Wheatland Crossing II                 | Columbus, OH    | 64 units  | 3-story mid. & Townhomes | \$13.92 M |
| Wendler Commons                       | Columbus, OH    | 62 units  | 3-story midrise          | \$14.53 M |
| Atcheson Place Lofts                  | Columbus, OH    | 80 units  | 4-story midrise          | \$17.29 M |
| Jenkins Street Lofts                  | Columbus, OH    | 60 units  | 3-story midrise          | \$14.10 M |
| Village Square                        | Peebles, OH     | 30 units  | Existing Townhome Rehab. | \$ 4.85 M |
| Starling Yard I & II                  | Columbus, OH    | 97 units  | Historic Preservation    | \$29.17 M |
| Lockbourne Greene                     | Columbus, OH    | 60 units  | 3-story midrise          | \$15.80 M |
| Columb. Renaissance Housing I         | Columbus, OH    | 46 units  | 3-story midrise          | \$12.69 M |
| 43 Town Sq./1 <sup>st</sup> Nat. Bank | Lima, OH        | 47 units  | Historic Preservation    | \$16.92 M |
| Everts Hill                           | Circleville, OH | 49 Units  | Historic Preservation    | \$13.43 M |

**2012 – 2013                      Senior Development Project Manager**  
**The NRP Group LLC**

**Cleveland, Ohio**

*The NRP Group is one of the nation's largest vertically integrated real estate developers of affordable, student and market-rate multifamily rental housing in the country.*

- Responsible for project management from deal origination through due diligence, development, loan closing, and conversion. Provide oversight of a portfolio including multi-story, multi-family, senior housing, and scattered site or subdivision single-family housing projects throughout Ohio, Pennsylvania, and North Carolina.
- Maintain close oversight of all project facets, including management of the RFP process; bidding and selection of consultants; internal design reviews; obtaining local site plan and jurisdictional approvals; title review, easements, lien releases, and securing entitlements; and completion of environmental reviews, releases, remediation, or abatement where and when necessary.
- Support and advance deal origination and predevelopment activities by building relationships with non-profit and community development partners; identifying and assembling sites in desired target geographical areas; developing key milestone schedules for reporting; establishing budget projections; reviewing preliminary design and architectural plans for compliance with funding application requirements; and overseeing the completion of funding applications.
- Navigate, negotiate, and execute all project financial closings utilizing multiple layered funding sources. Review and facilitate legal counsel for operating agreements and legal documents. Experienced in closing conventional commercial equity and debt financing, HUD-insured mortgages, and programs including AHP, NSP, HOME, PHARE, Act 13, RPP, DCED, CDBG, local bond funds, tax abatements and incentives, and state and federal housing tax credits.

Portfolio

Notable projects managed through due diligence, entitlements, design, and/or closing:

|                            |                |           |                       |          |
|----------------------------|----------------|-----------|-----------------------|----------|
| Weinland Park Homes        | Columbus, OH   | 40 units  | Single-family homes   | \$ 8.5 M |
| Southern Gateway Homes     | Columbus, OH   | 54 units  | Single-family homes   | \$ 9.8 M |
| Maple Brook at Golden Pond | Kent, OH       | 68 units  | 3-story midrise       | \$11.3 M |
| YMHA Village at Arlington  | Youngstown, OH | 120 units | Townhomes             | \$19.4 M |
| LMHA Oberlin Homes         | Oberlin, OH    | 51 units  | Exist Townhome Rehab. | \$ 8.7 M |

**2009 – 2012                      Director of Construction**

**The Hamister Group Inc. & Development Corp.**

**Buffalo, New York**

*The Hamister Group was ranked in 2012 as a "top 20" long-term care management provider also recognized in healthcare and hotel development. Hamister Group owned majority shares and operated dozens of investor-funded hotels, as well as nursing and assisted living facilities across five states and two countries. Developments included new construction, renovation, and historic adaptive reuse.*

- Responsible for scheduling, phasing, tenant/occupant relocation and construction of capital improvements, renovation, and expansion projects across the company's portfolio of assisted living facilities and franchise hotel properties, as well as two new branded hotel development projects undertaken by the company.
- Review potential new site acquisitions for compatibility with prototypes or programmatic requirements outlined in project pro formas; identify restrictions related to zoning, planning, and other land use or building regulations. Assist with structuring projects to utilize multi-layer financing, including federal and state historic tax credits.

- Manage multiple external teams of architects, engineers, and consultants; review and approve designs for constructability, adherence to budgets, and alignment with ownership and operational objectives prior to field construction.
- Facilitate all franchise, permitting, and jurisdictional approvals. Ensure compliance with Department of Health codes and facility licensing regulations, as well as franchise brand standards.

**2002 – 2009**

**Senior Project Associate**

**KA Inc. Architecture**

**Cleveland, Ohio**

*KA was a client-focused retail, shopping and lifestyle center design firm with a reputation and bottom line as a “Developer’s Architect,” with a belief that a project is about articulating a client’s strategic vision of real estate investment, not just a building or a parcel of land.*

- Led design project management of several significant development projects simultaneously while honing experience in the retail and commercial land development industry; providing exceptional client-focused design services for some of the country’s largest retail Developers.
- Performed due diligence on initial site layouts, compiling site efficiency data, grading and preliminary earthwork scoping, zoning conformity, traffic analysis, and projected maximum space yields.
- Managed a team for production of architectural drawings and construction documents, specifications, and presentation materials for various franchises and corporate-branded tenant store buildouts, large mixed-use buildings, and retail shell development projects.
- Represent clients and project partnerships in municipal planning, permit approval and other public presentations and forums; success with negotiating jurisdictional approvals for multi-phased, fast-track and partial occupancy renovation and construction projects. Clients included Forest City Enterprises, Simon Property Group, General Growth Properties, CBL & Associates Properties, The Richard E. Jacobs Group, amongst others. Significant project accomplishments include multiple phases of Pier Park (Panama City Beach, FL), expansion projects at the Short Pump Town Center (Richmond, VA), Rockaway Townsquare, (Rockaway, NJ), and Triangle Town Commons (Raleigh, NC).
- On-site construction management including observation and specifications adherence monitoring, contractor submittal review, construction quality review, pay applications and punch-lists/project close out.
- Superior knowledge of technical detailing, constructability and building and accessibility codes; provided significant coordination review to other consultants for integration of structural components, mechanical, plumbing, and electric scopes, landscaping, and graphics systems integration.

**TEACHING & INSTRUCTION:**

**Niagara University Adjunct Faculty**

**College of Hospitality & Tourism Management**

**Lewiston, New York**

Invited to teach sequential fall 2011 & spring 2012 courses:

- **MHR 397 Hotel Planning and Design:** *Explore how hospitality design has shifted from a supply-driven model to a market-driven approach and examine the trends that must be considered when designing competitive facilities and services for increasingly sophisticated markets—encompassing financial, ergonomic, construction techniques, and other key performance factors.*

- **MHR 487 Hotel Development:** *Building upon MHR 397, course designed to challenge the student to successfully conceptualize and execute a plan which culminates in a fundable design plan for a hotel positioned within some segment of the hospitality industry.*

**EDUCATION:**

Master of Architecture  
State University of New York at Buffalo, Buffalo, New York

Certificate: Inclusive Design & Environmental Accessibility  
State University of New York at Buffalo, Buffalo, New York

Bachelor of Professional Studies in Architecture  
State University of New York at Buffalo, Buffalo, New York

**RELEVANT BOARD PARTICIPATION:**

2017 – Current (3rd Term)  
Chair & Appointed Member - City of Columbus Historic Review Commission  
Columbus, Ohio

2017 –2021  
Trustee & Board Member – Columbus Landmarks Foundation  
Columbus, Ohio

2020 – 2024  
Board Member – Swisher Creek Homeowners Association  
New Albany, Ohio

2019 – 2021  
Company Board Member & Policy Committee – Affordable Housing Alliance of Central Ohio  
Columbus, Ohio

2018 – 2021  
Trustee – Ohio Housing Council  
Columbus, Ohio