

Broward to get affordable energy-efficient homes



DAVIE — Broward County Housing Authority and Carlisle Development Group announced the start of construction on East Village, a \$33 million development in Davie that will comprise townhomes designed for very low and low-income families.

Officials of the agency and the company broke ground Nov. 12 for the project that will be located at 7481 NW 33rd St.

"We are pleased to partner with Carlisle Development Group on another much needed affordable housing development in Broward County," said Kevin Cregan, CEO of the Housing Authority.

As part of a commitment to sustainability, the Housing Authority and Carlisle Development Group are planning for the townhomes to be the first LEED for Homes – Gold Certified affordable housing development in the state.

"Housing that is innovative, environmentally friendly, and includes the industry's finest amenities can also be affordable," Cregan said in a statement announcing the start of construction.

The statement said all the homes will have Energy Star-rated appliances, which are 10 to 20 percent more efficient than the minimum federal energy performance standards, as well as Low-E windows, tankless water heaters, ceramic tiles, under-cabinet lighting and Corian countertops.

"Building LEED-certified developments allows us to minimize the environmental impact and reduce operating costs," Matthew S. Greer, CEO of the Carlisle Development Group, said in the statement. "But, even more importantly, it improves the well-being of our residents

and contributes to a better quality of life, something that everyone deserves regardless of income level."

East Village's amenities will include a community lake surrounded by walking paths, a swimming pool, a children's splash fountain, an exercise facility, a playground and tot lot, a library, and a computer lab.

Residents will be able to undergo a variety of on-site training and take part in educational programs such as job training, health and nutrition classes, financial counseling, homeownership assistance, and first-time homebuyer seminars.

Designed specifically for the needs of families, East Village's 155 units will each offer more than 1,000 square feet of space and, with a mix of one bedroom/one bath, two bedroom/two baths, three bedroom/two baths and three bedroom/two and a half baths.

Monthly rent will start at \$416 for residents whose annual incomes range from \$15,000 to \$49,500.

The statement said the \$33 million in financing was provided by a variety of funding sources, including federal stimulus money, Low Income Housing Tax Credit equity, a town of Davie SHIP Loan, a Broward County HOME Loan and conventional financing from Citi Community Capital.

The project will be built using \$83 from other sources for every dollar of local contribution.

For more information, visit www.bchaf1.org.