

MULTI-HOUSING NEWS

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'Green' Community's First Residences to Be Delivered

By Kelly Sheehan, Online News Editor

FEBRUARY 16, 2007 -- Boynton Beach, Fla. -- The first units are being delivered this month at Green Cay Village, a new environmentally friendly multifamily community being developed by Housing Trust Group and Boca Raton, Fla.-based Goray Communities. Located in Boynton Beach, Fla., the entire complex, designed by North Miami Beach-based Tsend Consulting Group, is slated for completion in April 2007.



Gerald A. Goray, President of Goray Communities, Inc., told MHN that upon completion, he hopes the \$75-million project will obtain a Leadership in Environmental and Energy Design (LEED) certification from the U.S. Green Building Council. It has already obtained an energy-efficient designation from Florida Power and Light.

The community will feature three-story buildings with a total of 420 residences, consisting of 160 condominiums, 100 townhouses and 160 apartments, Goray said. Its rental units will be designated as affordable housing. The development's first residents will move into 48 of its condominiums and 24 of its townhouses. Construction on the project began in January 2006.

"This development goes a step further than typical communities in the area because its units are being offered to the workforce first," a spokesperson told MHN.



"Not only are we building in a market where many developers have put a stop to new construction due to prohibitive construction costs, we are building much-needed affordable housing," said Randy Rieger, principal of Housing Trust Group.

The project's lawn irrigation will use recycled water, and units' carpets will be made from low VOC organic compounds. They will also feature high-efficiency Trane air conditioning systems, Energy Star GE appliances and Energy Miser hot water heaters.

Two- and three-bedroom condominiums will range from 939 to 1,163 square feet and from \$198,900 to \$249,000. Three-bedroom townhouses will range from 1,419 to 1,549 square feet and from \$292,900 to \$299,900. One-, two- and three-bedroom affordable apartments will range from 700 to 1,163 square feet and \$650 to \$925. Currently, more than 90 percent of Green Cay Village's units have been sold.

Units will include ceramic kitchen and bathroom tiling, walk-in closets, washer/dryer hook-ups, embossed paneled doors, covered entryways and pre-wiring for high-speed Internet. Residents will have access to a clubhouse, fitness center, pool, volleyball court, recreation area and playground.

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