

Builder & Developer Guild Endorses Gulfport Townhome Community

The Renaissance Builder & Developer Guild announced its endorsement of "Element - A Green Community", a leading edge neighborhood of 123 green-certified, energy efficient townhomes currently under construction.

GULFPORT, MS – The Renaissance Builder & Developer Guild announced its endorsement of "Element - A Green Community", a leading edge neighborhood of 123 green-certified, energy efficient townhomes currently under construction at the intersection of West Railroad Street and Hardy Avenue in West Gulfport. The Guild, an affiliation between Gulf Coast Renaissance Corporation and Mississippi State University's Gulf Coast Community Design Studio, fosters the redevelopment of mixed-use and mixed-income communities as environmentally, economically, and socially sustainable through responsible land use practices.

In recognizing Intradel Corporation and the Neighborhood Development Collaborative on the development of Element, Kim La Rosa, President and CEO of Renaissance specifically emphasized that "The use of steel frame technology produced locally is an innovative building technology that will have a direct impact on reducing the insurance costs and termite and mold exposures associated with Gulf Coast housing, which should result in the homes being more affordable for future homeowners in our community."

Kerry W. Kirby, President of New Orleans based Intradel Corporation, the developer of Element, notes that "after listening to the concerns of the community, Element is embarking upon a mission to assist in rebuilding the Gulf Coast in a smart and eco-friendly way. These homes stand as a model of what can be accomplished through careful planning and design as a solution for dealing with the high costs of insurance, energy and housing, while maintaining a Gulf Coast community look and feel, without compromising on finishing standards."

Utilizing steel frame technology, Element carries a 140 mph wind load rating, with the additional benefits of high levels of termite, fire and mold resistance. Homeowners in the community can expect substantial reductions in insurance costs from this technology alone.

Element's design features include low-VOC paint, eco-friendly flooring, Energy Star appliances and the use of sustainable construction materials, each of which contributes to reduced costs of living through the reduction in energy consumption. The community has been planned using the National Green Building Standard for Homes program of the National Association of Home Builders and each townhome will be issued an NAHB Green Program certificate.

Even with its strong emphasis upon affordability, Element offers two-story, three-bedroom, two and a half bathroom units with attached single car garages and covered porches. Among the high grade interior finishes are nine-foot ceilings on the first floor, eco-friendly flooring, granite slab countertops and stainless steel kitchen appliances, paneled doors and spacious master bathrooms. Element currently offers five different plans and pricing models.

Element was originated by Intradel shortly after Hurricane Katrina destroyed over 60,000 homes in the Gulf Coast area. In order to ensure affordability, Intradel called upon its long-term relationship with Neighborhood Development Collaborative, a national non-profit housing organization. Intradel and the Collaborative then assembled financing through the Gulf Coast Recovery Fund of New York-based Local Initiatives Support Corporation (LISC), a national non-profit established in 1979 by the Ford Foundation. Construction financing was subsequently committed by the Gulfport office of Whitney National Bank.

About Element a Green Community: Element is a Master Planned Green Community located in the heart of Gulfport, Mississippi. When completed, Element will consist of 123 green certified townhomes in close proximity to the beach, restaurants, recreational and entertainment venues. This first of its kind community offers 2-story, 3 bedroom, 2.5 bathroom townhomes with attached garages and covered porches. Element's townhomes will be constructed using the latest green technology, steel framing and designed to exceed building code wind load limits. For further information on Element; visit it online at: www.ElementCommunity.com

About Intradel Corporation: Intradel Corporation, headquartered in New Orleans, Louisiana, was founded in 1993 to provide a unique blend of development services in select residential markets. Intradel's focus of operations is multifamily developments, such as garden apartment homes, townhomes, lofts and mixed-use housing communities. Intradel specializes in servicing the multifamily industry by providing a myriad of services to investors, for profit and non-profit partners engaging in the acquisition, rehabilitation and development of multifamily communities. For further information about Intradel Corporation please visit: www.intradel.com.

About Neighborhood Development Collaborative: Neighborhood Development Collaborative, a national non-profit housing organization, was organized in 1978 to address the enhancement of neighborhoods across the country, and has served as a consultant to HUD, the United States Department of Commerce, the United States Department of Veterans Administration, and multiple financial institutions. It is committed to raising the standard of living for a wide spectrum of hard working families in need of housing. To this end, the Collaborative created relationships with for-profit firms, nonprofit organizations and government agencies to build, purchase and revitalize apartment properties in a dozen towns and cities in six states utilizing low interest loans, limited equity cooperatives, low-income housing tax credits and tax-exempt bonds.

About Gulf Coast Renaissance Corporation: Gulf Coast Renaissance Corporation is a 501(c)(3) nonprofit founded by the Gulf Coast Business Council following Hurricane Katrina with a mission to facilitate the development of mixed income communities which provide safe, quality, affordable housing for the workforce of the Mississippi Gulf Coast. To learn more about Gulf Coast Renaissance Corporation please visit: www.msgcrc.com.

About Gulf Coast Community Design Studio: The Gulf Coast Community Design Studio is a research arm of Mississippi State University's College of Architecture, Art and Design. It is a nonprofit organization, established to provide community planning and architectural design services to traditionally underserved populations. To learn more about the Gulf Coast Community Design Studio, please visit: www.gccds.org.

Community Information

Element a Green Community

Bringing Green Living to the Gulf Coast

Model Now Open at 1019 Bamboo Court

Located at West Railroad Street @ Hardy Avenue

T: 866.977.4ECO (4326) | www.ElementCommunity.com

Project Developer

Intradel Corporation – Your Partner in Housing

Creating Communities. Building Partnerships.

650 Poydras Street, 28th Floor | New Orleans, LA 70130

T: 504.569.1776 | www.intradel.com