

Southern Lights

Billings, Montana



Developer/Sponsor homeWORD

Units 20

Description Southern Lights is the new construction of green, affordable housing for families in downtown Billings, Mont. The project includes one four-story elevator structure and two three-story buildings facing an internal courtyard, designed in direct response to community input. Southern Lights offers green features that create tangible benefits for residents and protect the environment. The apartments are thoughtfully and purposefully designed for efficiency and accessibility and include a mix of one- to four-bedrooms. A variety of floor plans ranging from one-story flats to two-story townhomes are available.

A Green Advantage Southern Lights is the second project developed by homeWORD to receive a green grant from Enterprise. homeWORD's commitment to sustainable building is evident at Southern Lights with the use of several green features, including:

- Energy efficient windows and insulation.
- Passive solar building design for tower and north buildings.
- Photovoltaic ready design—PV panels to be added as funds become available.
- Low-toxic materials, including low/no VOC paints, primers, adhesives and sealants.
- Kitchen cabinets manufactured from 100 percent recycled wood waste; no formaldehyde-containing additives.
- Redevelopment of urban infill site located near public transportation.
- Stormwater management using a rainwater catchment system; 90 percent drainage on-site.
- Native and adapted plants in landscaped areas, irrigation system includes rain sensors and irrigation controls.
- Water and energy conserving appliances.
- On-site recycling facilities.
- Resident education includes green manual.

Rents Southern Lights is affordable to low-income families with incomes between 30 and 50 percent of the area median income. The project, which will continue to be affordable for 46 years, is designed so that one-third of the units can accommodate larger families.



Project Financing

City of Billings HOME Loan	\$300,000
Montana Board of Housing Permanent Mortgage	\$219,000
Federal Home Loan Bank Affordable Housing Program	\$100,000
General Partner Deferred Developer's Fee	\$183,000
Anonymous Green Donor	\$60,000
Community Donations	\$7,232
Enterprise Green Communities Grant	\$28,000
LIHTC Equity through Enterprise	\$4,275,000
Total Development Costs	\$5,172,232
Closing Date	12/21/06

- Amenities** Southern Lights is family-focused in its design and amenities. Exterior corridors on three buildings face central courtyard and playground, allowing parents to watch over their children. The courtyard also includes a barbeque area. Residents also enjoy roof top garden plots and a community room and kitchen for meetings and workshops. Laundry facilities are located onsite.
- Developer** The project sponsor is homeWORD, a nonprofit organization whose mission is to develop affordable housing and asset building strategies using innovative, sustainable and replicable methods. homeWord has a solid reputation for developing quality, sustainable housing for low-income people.
- Architect** O2Architects



Enterprise is a leading provider of development capital and expertise for creating decent, affordable homes in thriving communities. For 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested over \$8 billion in equity, grants and below-market loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

For more information, please visit www.greencommunitiesonline.org.