

Property Address: 930 Steffanich Drive, Billings, MT 59105

Proposed project submitted by HomeFront, Tim Stark and Randy Hafer for:

1. City of Billings will gift the property located at 930 Steffanich Drive, Billings, MT 59105
2. 4-5 Homeownership Units (condo) will be created using 3D printing innovation.
3. This project will fully utilize the property ***encouraging density while maintaining community.***
4. Families approved for the City of Billings' First-Time Homebuyer Program will receive preference to purchase the units.
5. Units will be built to be livable, utilizing the smallest utility footprint, xeriscaping, natural landscaping, and gravel paved driveway. There will also be a "condo garden" on the property.
6. At least one unit will be completed by June 30, 2023 with remaining units subject to availability of materials and equipment.
7. We will apply for available funding from City of Billings Community Development funds for this Affordable Homeownership Project.
8. The net profit from the sale of the homes can be used to start a revolving affordable homeownership fund
9. We will need to request a zoning variance in order to complete project

The bid requested from City is for one (1) new modular home meeting all applicable federal, state and local codes and ordinances. The modular home shall include the following, at a minimum. Please see our answers to the requirements below:

- ✓ Construction of a permanent foundation meeting current zoning, setback requirements, and building codes (including backfilling the foundation);
- ✓ Setting the modular home and securing it to the permanent foundation; N/A – units will be printed on site.
- ✓ The homes will be compatible in value, design and amenities with the surrounding neighborhood;
- ✓ Installing accessible access to at least one exterior door of each unit;
- ✓ At least one unit will have 1,100 square feet of living space;
- ✓ At least one unit will have three (3) bedrooms each with all windows being egress;
- ✓ All units will have at least one full bathroom with basic maneuvering space (preferably two bathrooms);
- ✓ All units will have walls adjacent to toilets, bathtubs and shower stalls reinforced for later installation of grab bars;
- ✓ All units will have a laundry area or room with fully functional washer and dryer hookups;
- ✓ All units will have lever style faucets for laundry hook-up, bathroom sinks, and kitchen sink;
- ✓ All units will have 50-gallon electric water heater;
- ✓ All units will have Energy Star rated appliances throughout the house (central furnace / air conditioning, water heater, refrigerator, stove/oven, microwave);
- ✓ All units will have pre cast or wood window and door headers throughout;
- ✓ All units will have Low-E windows throughout;



HIGH PLAINS ARCHITECTS

PROJECT NAME: 930 STEFFANICH DR

PROJECT NUMBER:

DATE: 10/7/22

TRANSMITTAL

NO. PAGES

CONVERSATION RECORD

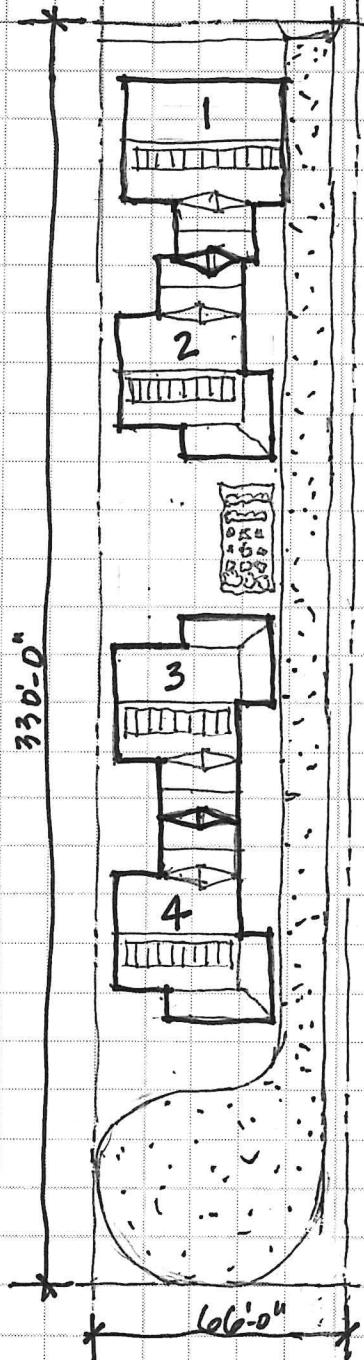
MEMO / NOTES

TO:

RE:

STEFFANICH DR

STEFFANICH
SUBDIVISION.
LOT 6 (C)



- (4) SINGLE FAMILY HOUSES. CONDOMINIUM OWNERSHIP w/ HOA.
- (1) 3BR, 1100SF; (3) 2BR; ±900SF
- ENERGY EFFICIENT, HIGH PERFORMANCE.
- GRAVEL PAVE DRIVEWAY
- FIRE DEPARTMENT TURN AROUND @ SOUTH END OF DRIVE
- ANTICIPATED COST INCL. PROFESSIONAL FEES (RANGE) \$900,000 - 1,100,000

SITE PLAN

1:50

