



HomeFront

# HomeFront.. Partners for a Better Billings

2024



## Vision

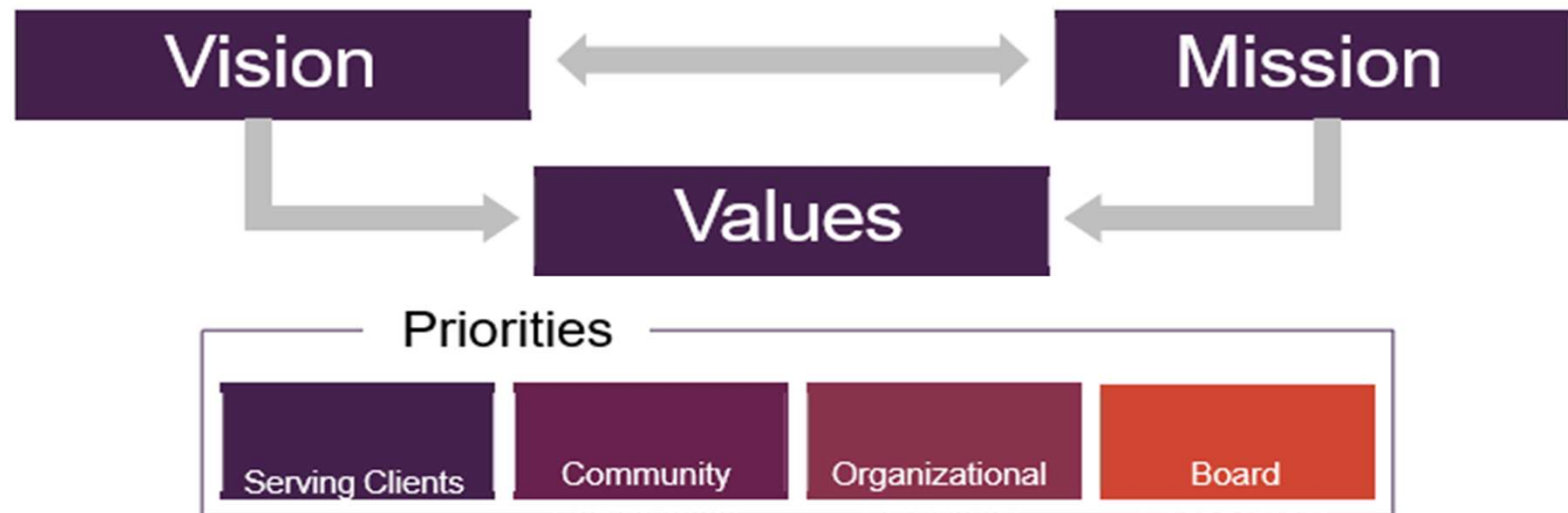
HomeFront: Inspiring Individuals and families, Promoting Partnerships and Cultivating Change

## Mission

HomeFront's mission is to elevate the quality of life in our community by creating innovative, affordable, and sustainable neighborhoods.

## Values

Integrity, Diversity, Public Trust, Respect, Empathy, and Professionalism





# Homeword

Sustainable Communities for All

## OUR MISSION

Homeword uses sustainable methods to strengthen Montana communities by teaching homebuyer education and financial skill building and creating safe, healthy homes people can afford



# ABOUT HOMEWORD

- Nonprofit established in 1994
- Montana Community Housing Development Organization
- Creates and rehabilitates homes Montanans can afford
- Provides homebuyer and financial education and counseling





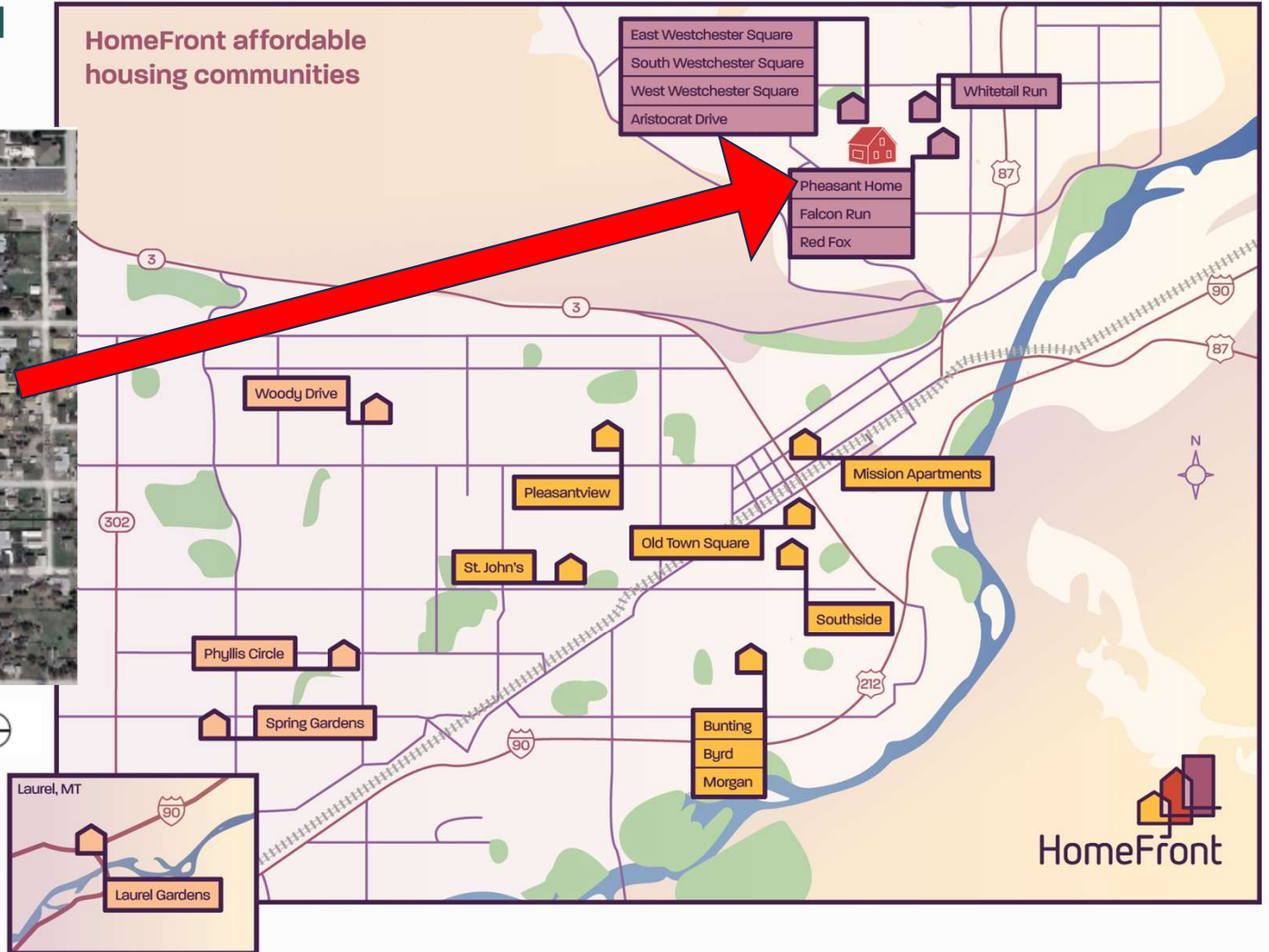
# P.O.D.S. – Pre-Manufactured Overhauled Dwelling Solutions



# Billings, Montana



VICINITY MAP



# Where would these homes go?



LOOKING NORTH



LOOKING EAST



LOOKING SOUTH



LOOKING WEST

## HomeFront Community

Whitetail Run  
Pheasant Home  
Falcon Run  
Red Fox

## What are these PODS, the pros and the cons?



Exteriors of the pods are highly worn. Siding will need to be replaced, underlying sheathing will require weather barrier tape, and windows are questionable.

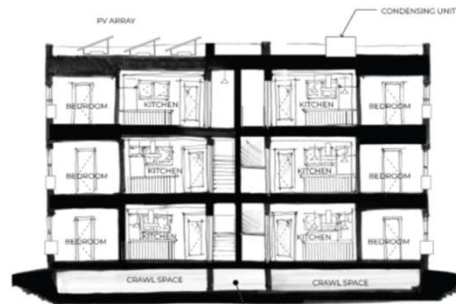


Typical bathrooms include shower, toilet, closet space, and sink with vanity. Flooring is a sheet vinyl in tile pattern.

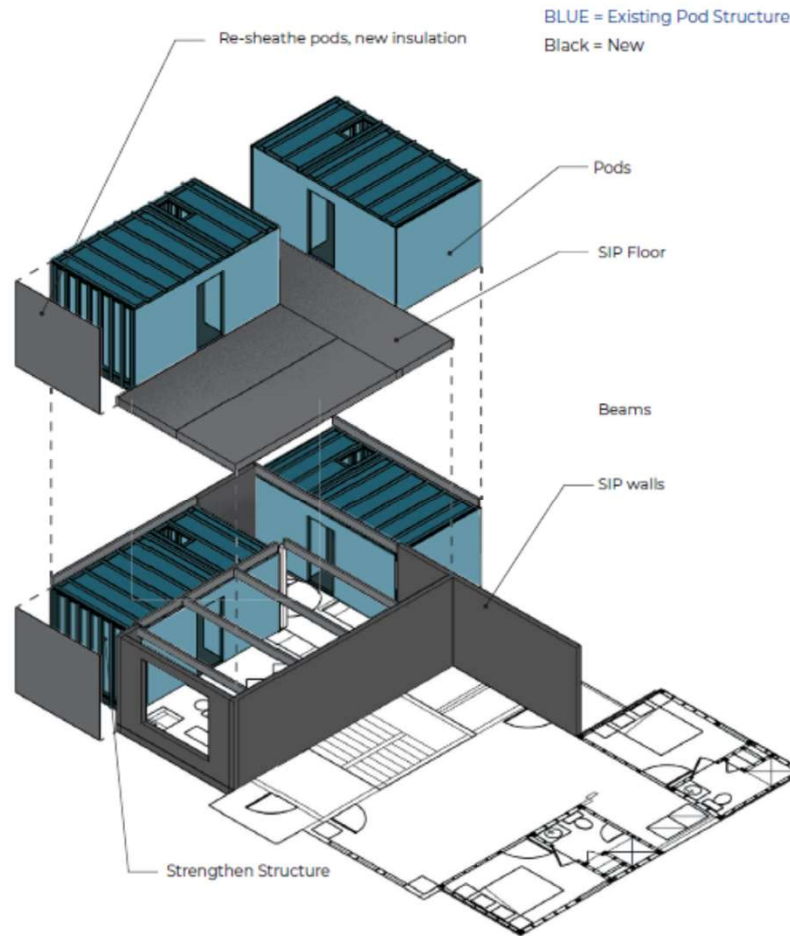
# Working through the details...



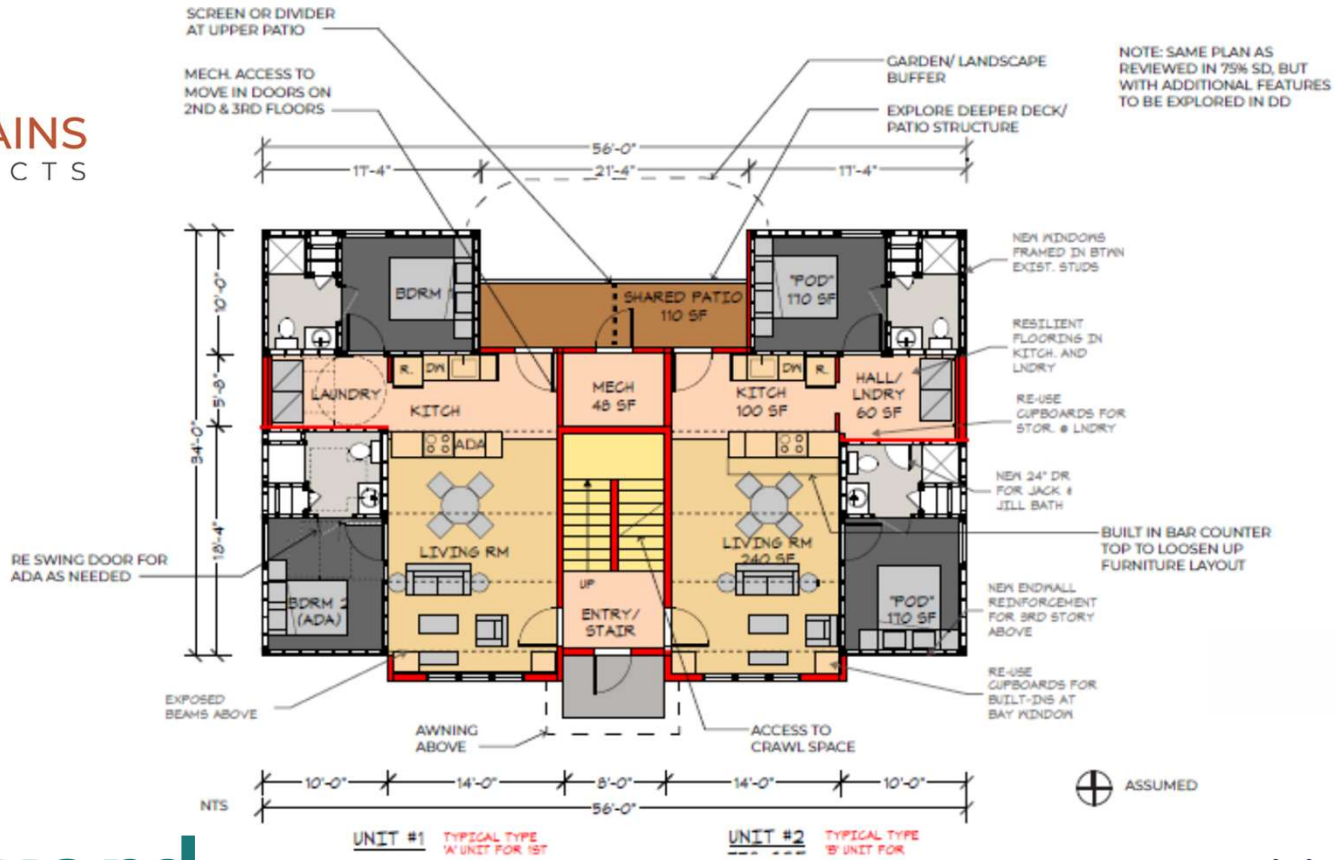
SECTION SKETCH THROUGH GREAT ROOM, LOOKING TOWARD KITCHEN 5-PLEX



SECTION SKETCH THROUGH GREAT ROOM, LOOKING TOWARD KITCHEN 6-PLEX



# 2 PODS create 1 Home – bed and bath reused; core new!



# 202 PODS, creating 101 Homes in 5 plex & 6 plex buildings!



FRONT FACADE - 6-PLEX



REAR FACADE - 5-PLEX



FRONT FACADE - 6-PLEX



REAR FACADE - 5-PLEX





# What is the current need in Billings?

**Market Study tells us  
797 new 2-bedroom  
homes needed for 50 &  
60% AMI...**

...this number does not include consideration of the loss of Shiloh Glen – **120** affordable homes lost from our Montana housing portfolio.

**Original PIS – June 1994**

**Homeward**  
Sustainable Communities for All

Shiloh Glen now listed as...



“Luxury Apartments Billings, MT... where the intersection of comfort, leisure and entertainment align perfectly with your lifestyle.”

Rents:  
\$995 Studio  
\$1,795 3 Bed



HomeFront

# Outcomes?



Charney



Kerry

**Homeward**  
Sustainable Communities for All

Christina &  
Gabriel



  
**HomeFront**

## HOME DEVELOPMENT

Our communities are stronger when everyone can afford to live in a safe and healthy home. We create homes with our residents and communities in mind and strive to use land wisely.



## LIVING, ELEVATED

At HomeFront, we know when everyone has a safe, decent, affordable place to live, we elevate the quality of life for all in our community.



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