

Shiloh Sustainable Village

Windsor, California



Developer/Sponsor Northstreet Partners, LLC

Units 180

Description Located in northern California's famous Sonoma Wine Country, Shiloh Sustainable Village is the largest sustainable, affordable mixed-use housing development in the state. The environmentally sound project features homes for both low-income and market-rate buyers, as well as more than 60,000 square feet of neighborhood retail space, restaurants and a wellness center. A hundred of the village's homes will be for-sale condominiums, and 80 zero-lot-line row homes with an increased focus on living space will be reserved for low-income buyers. The community, set on six acres on the southern end of family-oriented Windsor, will mostly be marketed to seniors.

The six architecturally attractive buildings will include extra elevators for easy access to both seniors and people with disabilities. Plus, the comfortable, high-performance buildings will harness solar power and green materials to provide residents with "essentially free electricity."

A Green Advantage Shiloh Sustainable Village is a LEED-certified construction and features:

- Solar power that will generate 60 percent of electrical demand
- Passive heating/cooling system that will reduce energy costs dramatically
- Rainwater capture that will irrigate community's 450 trees (more than one per resident)
- Energy Star appliances and CFLs installed throughout
- Wood from fallen (not-harvested) trees
- Diminished carbon emissions and 30 percent reduction in water consumption through low-flow fixtures and high-efficiency appliances
- Zero- or low-VOC building materials, glues and paints

Home Prices Eighty of Shiloh Sustainable Village's homes have been reserved for low-income buyers. The remaining 100 condominiums will be priced at market-level to finance the project. Proposed sale prices meet the 2004 HUD income limits criteria for affordable housing for residents at 80 percent of area median income (AMI), which is \$74,600.

Amenities Anchored by a 10,000-square-foot specialty grocery store, the community's planned retail areas also include a themed restaurant, a holistic drug and convenience store, a "green" laundry, a bakery, fast food outlets, a regional wine merchant and several spots for local artisans. A sustainable hotel, hospital and contemporary art museum are planned.

Both public and private schools serving young people from kindergarten through college are nearby. Six community parks lie within Windsor's seven square miles, and camping, hiking, boating, swimming and fishing are comfortably accessible at Lake Sonoma.

Developer Northstreet Partners, LLC, was founded to provide vibrant mixed-use development to urban centers. Headquartered in Healdsburg, Calif., Northstreet Partners focuses on affordable homes serviced by retailers who share its belief in a healthy, sustainable lifestyle. Each project has its own signature architecture, as well as its own retail combination that suits the needs of the surrounding community. The company is a member of the U.S. Green Building Council and incorporates the LEED green building rating system into all its projects.

Architect Sean Rodrigues



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Through Green Communities®, Enterprise is working to transform the way communities think about, design, build and rehabilitate affordable housing. Since 2004, Enterprise has provided \$655 million in financing, equity and grants to developers to build 14,600 Green Communities homes that promote health, conserve natural resources, increase energy efficiency and enhance access to jobs, schools and services.

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