



# THE HEIGHTS



## HISTORY OF THE SITE:

- Located on the northeast corner of Saint Paul, bordering Maplewood.
- Home to Dakota peoples prior to removal or displacement.
- Agricultural and grazing land.
- Hillcrest Golf Course designed and opened in 1921.
- Purchased by Saint Paul Port Authority in 2019.



# THE HEIGHTS



## PLAN ELEMENTS:

- Land uses – light industrial, residential, mixed-use
- Green space – active parkland and passive space
- Sustainability – support various block and site-wide strategies to reduce carbon emissions



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Photo Credit: Saint Paul PA



## KEY MILESTONES:

- 2017 – Hillcrest Golf Course closed
- 2019 – Saint Paul Port Authority purchased the golf course
- 2022 – City Council passed the Hillcrest Master Plan, rezoned the site, and City approved the environmental review
- 2023 – HRA authorized the establishment of three Tax Increment Financing Districts to support affordable housing
- 2024 – Remediation completed



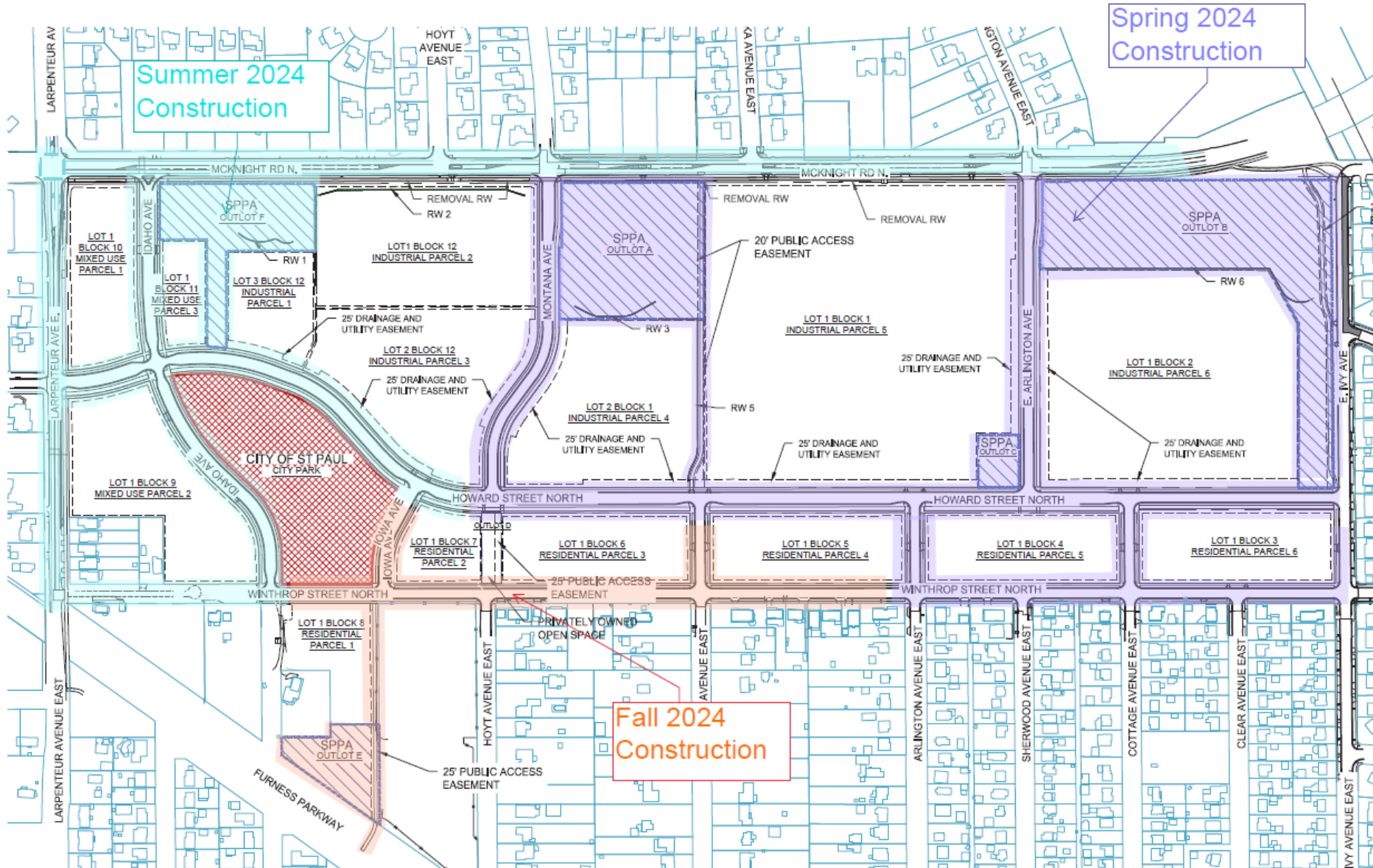
# REMEDIATION



- All contaminated soil removed from site
- Final approval from Department of Agriculture anticipated Summer 2024
- Dust monitoring confirmed absence of mercury in the air around site



# ANTICIPATED SCHEDULE – UTILITIES AND ROADS



- Mass Grading continues, anticipated completion Fall 2024
- Utility installation to start as early as April 1, 2024
- Start at southwest corner of development to support Habitat for Humanity's fall event timeline
- Substantial completion of utility and road infrastructure anticipated in 2024



# GEOHERMAL AT THE HEIGHTS



- Needed for Net-Zero Carbon Justice40 Development
- \$12M Project
  - \$1.3M Design and Testing -
  - \$4.7M Phase I – Distribution Pipe in ROW – Application to Green Bank
  - \$6M Phase II – Well Construction – Utility Revenue Financing
- City, County, Port Authority, Community Support

# AFFORDABLE HOUSING PROGRAM OVERVIEW

Total Multifamily Rental Units		
Rental Rates		
Workforce		40%
60% AMI		40%
50% AMI		10%
30% AMI		10%

**Sherman Associates**  
700 units across 5 buildings  
10% of all units at 30%AMI

**JO Companies**  
One 199 unit building

2 workforce market-rate buildings  
230 units/145 units  
studio, 1-, 2-, 3-bedrooms  
20% of units at 50-60%AMI

One LIHTC senior  
60%AMI, 130 units

One LIHTC  
60%AMI, 105 units

One workforce market-rate 55+ Senior  
20% of units at 50-60%AMI

180 Units of 60%AMI  
20 Units of 30%AMI  
studio, 1, 2, 3 bedroom units

Total For Sale Units		
Buyer Income		
80%-100% AMI		25%
61%-80% AMI		50%
30%-60% AMI		25%

**Twin Cities Habitat for Humanity**  
147 Homes





**QUESTIONS?**