From:	John Slade
To:	*CI-StPaul_Contact-Council
Subject:	MICAH joint comment on Hillcrest Master Plan
Date:	Tuesday, May 24, 2022 9:44:32 AM

To the Saint Paul City Council,

We continue to celebrate the ways that local concerns and input have been included as part of the process of the Hillcrest redevelopment. We believe that local voices from a broad spectrum of community members must continue to be a part of the process moving forward.

We are supportive of the master plan overall. However, we see two major concerns, which we believe warrant further detail and subsidization.

The continued focus on affordable housing is very positive. We want to see specific targets and call out specific funding sources - we also want a specific commitment for at least 100 units affordable at 30% Area Median Income. We would also like to see 100 units at the 50% and 60% levels as well. We encourage affordable single family ownership, as well as cooperative ownership options as they are important to the future of the community, especially as it pertains to local control of housing stock and wealth building. We support the draft plans for a TIF district to fund affordable housing at the site.

We support the vision for zero carbon development at the Heights, including the proposed district geothermal heating and cooling system powered 100% by local renewable energy . As the cost of fuel for combustion vehicles and home heating increases, household energy burdens are soaring. Locally-produced renewable energy adds resilience to the grid especially during times of peak demand (hot, sunny days) and helps protect customers from volatile fossil gas prices caused by increasingly extreme weather events (e.g. snowstorms in Texas) and conflict (e.g. the Russian invasion). Cooperative models of local energy provide ownership opportunities for renters and lower income households who might not otherwise have means or access to renewable energy.

We urge the City to approve this Master Plan, and to fully support and fund these housing and energy priorities, which would make the East Side a model for equity and resilience throughout the City of Saint Paul.

Sincerely,
SP350, Sustain Saint Paul, East Side Freedom Library, and the Metropolitan Interfaith Coalition on Affordable Housing