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Subject: TIF For Affordable Housing at the Heights
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Please share with your networks. There is energy behind making all of the affordable housing at the Heights at 60% AMI or less rather than the agreed 10% at less than 30% AMI, 10% at 31-50% AMI, and 10% at 51-60% AMI. If you consider the average HH income at 30%, 50%, and 60% AMI many HH's could be priced out. See the [2023 Ownership and Rent Affordability Limits](#) data from the Met Council. I believe public comments are due by January 11th.

TIF for Affordable Housing at the Heights (formerly Hillcrest)

In keeping in line with the Met Council's 2040 plan and its commitment to the affordable housing crisis, the 1000 proposed new units of housing at the demographics most impacted by housing affordability are single person households that make up [29.2%](#) of the region's households and households over age 65 which make up about [17%](#) of Minnesota's population. See the Met Council's [2023 Ownership and Rent Affordability Limits](#).

The Heights site has the opportunity to leverage the planned business district on the east side of the site with a workforce that could live on the site in the 1000 units of housing especially if 26% ([17.3 at 31-50% AMI and 8.7% at 51-60% AMI](#)) of the housing units reflect the region's AMI levels at or below 60% AMI. These are the people that would fit the profile of the employee base at their median HH income of roughly \$44,500 (31-50% AMI).

To attract market rate HH's, the Heights site will benefit from a robust, lively and thoughtful neighborhood node providing opportunities for dining, entertainment, and leisure such as coffee shops, bookstores, bars, etc. From a marketing perspective, it will be challenging to attract market rate households if the neighborhood node is not well thought out and robust because the location is more than five minutes from a major freeway; more than 15 minutes from either downtown; more than 15 minutes from major shopping and entertainment; and more than 20 minutes from the airport. Why pay \$300k-\$400k for a single family home in the far northeast corner of the east metro when a market rate household can buy in Roseville, Maplewood, Oakdale, or Woodbury or Mac Grove, Como, or along the greenline?

With the site becoming a TIF district and potentially receiving public subsidy, it should honor the original agreement of 10% of the affordable housing at 60% AMI, 10% of the affordable housing at 31-50% AMI, and 10% of the affordable housing at 30% AMI or less. Since there are only 8.7% of HH's in the region at the 51-60% AMI with an average HH median income of \$74,500, those HH's may not benefit the employers in the attached business district as they may not have enough jobs that can compete with the median income. It may be ideal to consider 15% of the affordable housing at 30% AMI or less and 15% of the affordable housing at 31-50% of AMI.

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