



Habitat at The Heights

Twin Cities Habitat for Humanity is honored to create nearly **150 affordable homeownership opportunities** at *The Heights*, a 112-acre transformational development on St. Paul's East Side.

Twin Cities Habitat for Humanity is proud to partner with the City of St. Paul, St. Paul Port Authority, Sherman Associates, and BIPOC development partner JO Companies on the largest modern-day investment in St. Paul's East Side.

The project is a redevelopment of the 112-acre former Hillcrest Golf Course at the intersection of Larpenteur Avenue and McKnight Road that will prioritize community connectivity, affordable housing, and outdoor amenities to residents who live, work, and visit the area.

With nearly 150 affordable homeownership units, this will be the largest project in Twin Cities Habitat for Humanity's history!

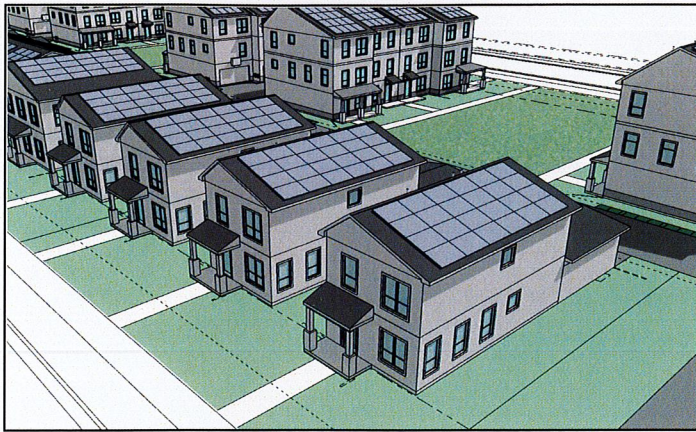
The Heights is designed to create mixed-use affordable housing, both rental and homeownership, bringing housing, employment opportunities, and public amenities to the diverse community of St. Paul's East Side. The community will include a new five-acre park, trails, wetlands, and other greenspaces. The Heights will be an all-electric low-carbon neighborhood with the potential to be one of the most energy-efficient developments ever created in Minnesota.

Habitat homes will be available to low- and moderate-income first-time homebuyers who meet Twin Cities Habitat's program, mortgage criteria, and income guidelines. Potential buyers currently living on the East Side are particularly encouraged to apply.



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Twin Cities Habitat for Humanity is an equal opportunity housing agency and equal opportunity, affirmative action employer.



Affordable Homeownership Opportunities Coming in 2025

- Single-family homes (4–5 bedrooms)
- Twin homes (3–4 bedrooms)
- 3-plex townhomes (3–4 bedrooms)
- 4-plex townhomes (3–4 bedrooms)
- Units range from 1,800 to 2,600 total square feet

Habitat Home Features

- Passive homes, LEED-Platinum Certification
- All-electric community
- Rooftop solar panels on every unit
- ENERGY STAR® appliances and building materials selected with sustainability in mind
- Air-source heat pumps for highly efficient, electrically-powered heating and cooling
- Sustainability features boost long-term affordability for homeowners

Buy a Home with Habitat

You or someone you know could be closer to homeownership than you think. When you partner with Habitat, you get:

- 30-year mortgage with payments you can afford.
- No down payment required. Closing cost and affordability assistance available.
- Trusted partners by your side through the process.
- Deeper community roots through homeownership.



Volunteer and Support

Build homes in your community! Gather your friends, family, neighbors, or colleagues for a volunteer day at The Heights.

Your financial support helps make these homes affordable for local families. Every dollar makes a difference.



Scan here to volunteer, donate, and learn about homeownership eligibility at tchabitat.org/heights