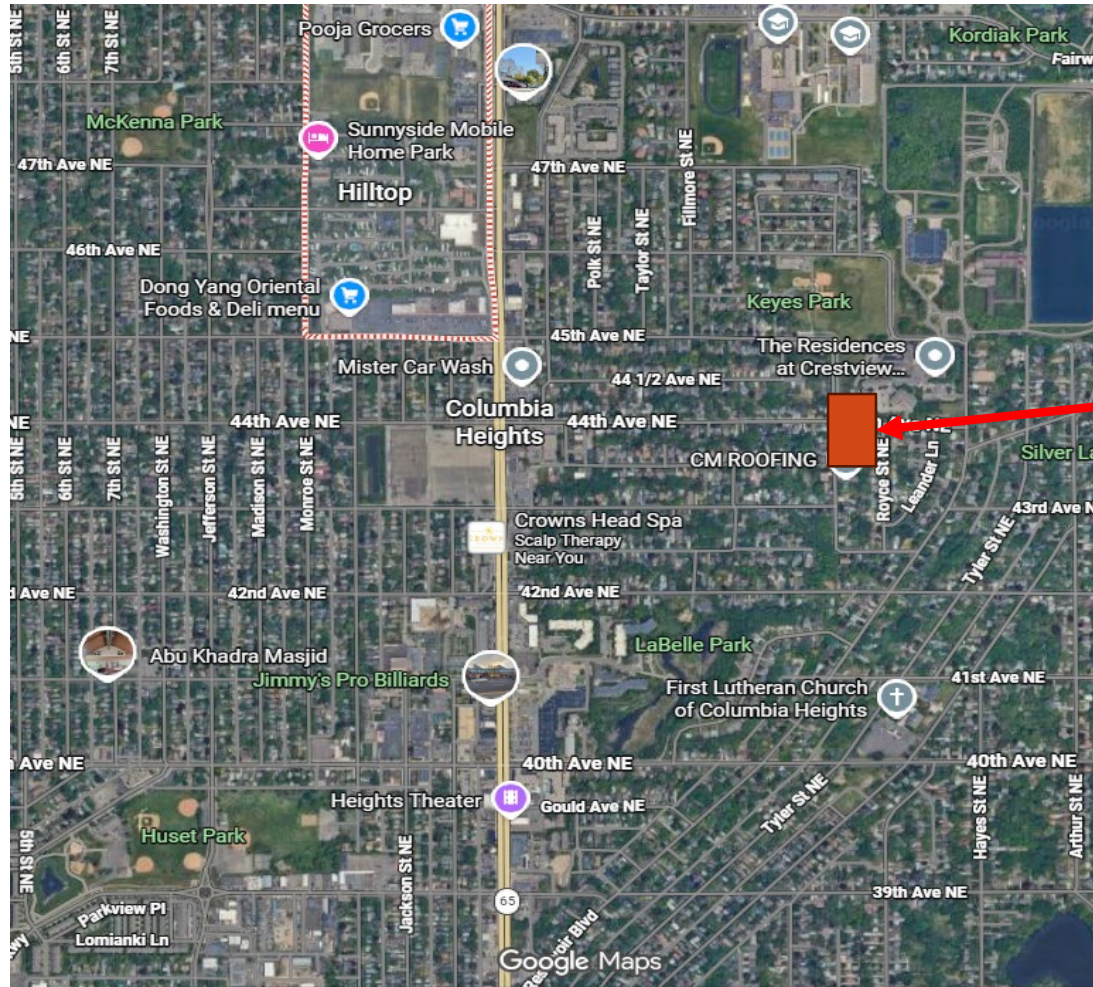


# HEIGHTS RIDGE APARTMENTS

Duffy Development Company, Inc.



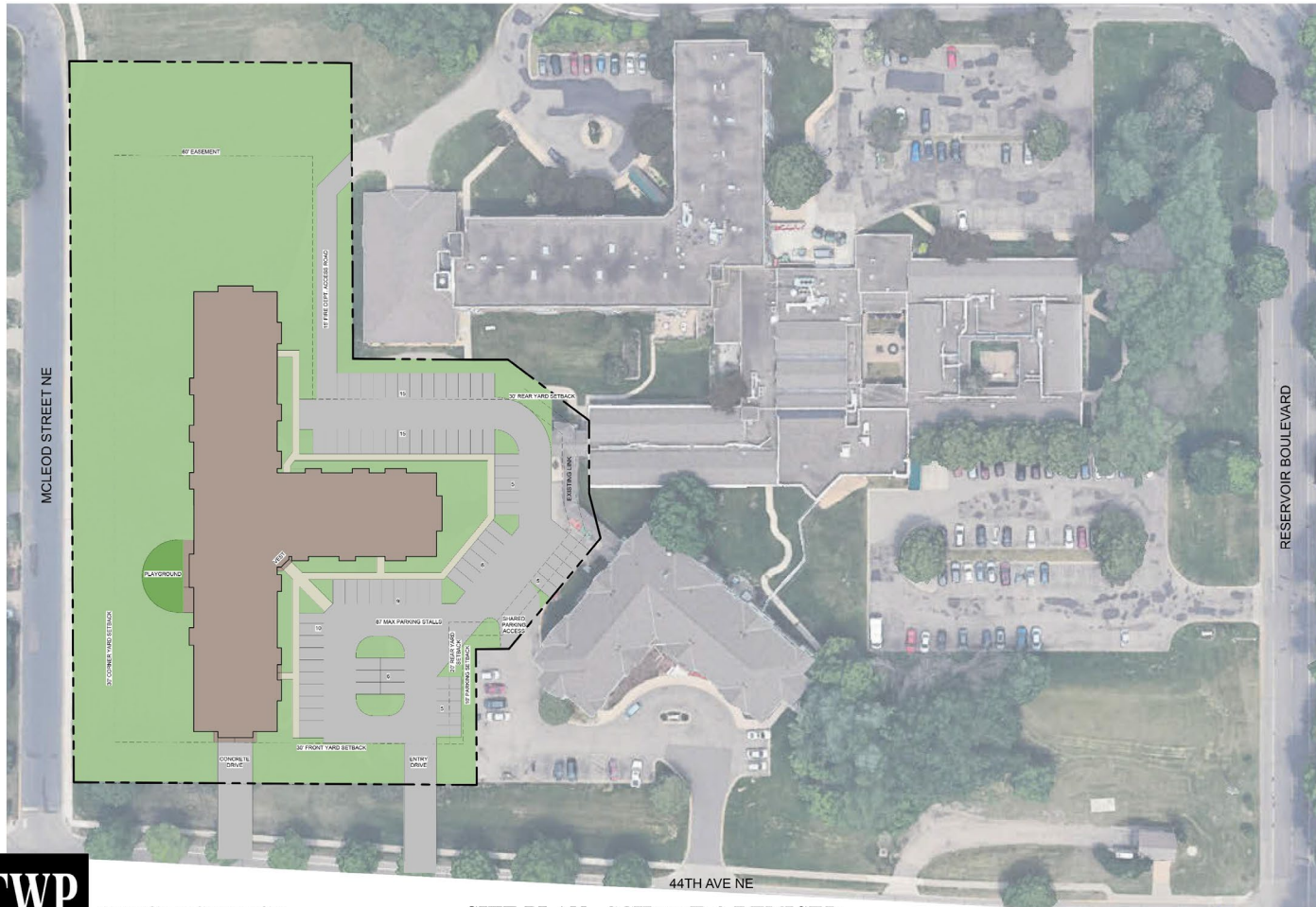
# HOUSING PROPOSAL SITE



1515 44<sup>th</sup>  
Avenue NE



# HEIGHTS RIDGE APARTMENTS



**HEIGHTS RIDGE**  
04/10/2026

**SITE PLAN - SCHEME 2 REVISED**  
1515 44th Ave NE, Columbia Heights, MN



# HEIGHTS RIDGE APARTMENTS

- **Three-story design with underground parking**
  - **62 Units**
    - **9 – One Bedroom Units**
    - **33 – Two Bedroom Units**
    - **14 – Three Bedroom Units**
    - **6 – Four Bedroom Units**
      - All units will be Housing Tax Credit eligible (60% max income)
      - 17 units will further income restrictions serving 30% income families
- **Flat roof design to stay under the 35-foot height max.**
- **Energy efficient design incorporated. DEA Zero Energy Ready Home (ZERH) Certification.**
- **Possible use of Geothermal system for heating and cooling**



# DUFFY DEVELOPMENT COMPARISONS



The Depot  
Elk River



# DUFFY DEVELOPMENT COMPARISONS



The Ridge  
Minnetonka



# DUFFY DEVELOPMENT COMPARISONS



Bottineau Ridge  
Maple Grove



# DUFFY DEVELOPMENT COMPARISONS



**ROGERS MAIN STREET REDEVELOPMENT**  
SW CORNER OF MAIN ST & JOHN DEERE LANE



# HEIGHTS RIDGE APARTMENTS

- **Proposed Rents**
  - **Tax Credit Units**
    - One Bedroom - \$734 - \$1,185
    - Two Bedroom - \$917 - \$1,410
    - Three Bedroom - \$845 – \$1,625
    - Four Bedroom - \$929-\$1,725
  - The very low rents are supported by various sources including Anoka County, MN Dept. of Health and Anoka County HRA



# QUESTIONS??

