

Development of the Hillcrest site will be governed by the policies, site layouts, and street sections of this Plan, except as potentially modified (see Zoning chapter). For the most part, land sales are expected to pay for the site's basic development. However, there may be a need for additional funding to implement this Plan, especially the district stormwater and sustainability policies marked with an asterisk (\*) in the preceding chapters, and for any affordable housing, public art, or to fully develop the City park. The following lays out potential funding sources to fully implement this Plan. Some sources are more likely to be obtained than others, and none are certain at this time. [Needs caveat about City financing likelihood, which is not budgeted and not anticipated for most topics.]

### District Stormwater

- **Ramsey-Washington Watershed District grant.** Funds might be available, and will need to be applied for.
- **Developer contribution.** Since stormwater needs to be addressed by individual properties to the extent it is not handled via a district system, the cost savings could be passed on to the site's developer or sub-developers.

### Sustainability Measures

- **Foundation grants.** Some charitable foundations have prioritized sustainability.
- **Minnesota Department of Employment and Economic Development (DEED) grants.** These grants are very competitive.
- **Federal grants.** Funding to implement green energy projects has been considered several times recently by the federal government.
- **Property Assessed Clean Energy (PACE) financing.** SPPA has used PACE financing before and may be able to do so for certain aspects of clean energy on this site.
- **More needed here?**

### Affordable Housing

- **Section 8 vouchers.** Federal money is disbursed by the Saint Paul Public Housing Authority as Section 8 vouchers that pay part of qualifying renters' monthly rent at certain privately held apartments that accept the vouchers. (Section 8 waiting lists are typically very long.)
- **Low-Income Housing Tax Credits (LIHTC).** Federal tax credits that are awarded to developers in St. Paul by the Housing & Redevelopment Authority and Minnesota Housing Finance Agency in exchange for their maintaining affordability for 30 years at a specified level (20/30/50/60/80% AMI). The developer provides 10-year tax benefits (credits and deductions) in exchange for equity capital to the development from their investors.
- **Tax-Increment Financing (TIF).** If approved by the City, a project awarded Affordable Housing TIF essentially receives a loan to develop affordable housing that is paid back by the site's future tax value increase. Rental projects are ≤ 60% of AMI and ownership are ≤ 115% of AMI. Terms and timelines can vary, but 25 years is a common term. Is subject to the City having citywide TIF capacity within its self-identified limits.
- **Donations.** For example, Habitat for Humanity constructs for-sale affordable homes that use volunteer labor, donated supplies, donated land/land sale write-downs, and monetary donations to offset construction costs to keep the homes affordable to qualified buyers.
- **Other nonprofits.** Nonprofit housing development entities may also provide affordable housing. For example, Lutheran Social Services has partnered on several local affordable housing developments.
- **Special allocations from various levels of government.** There are occasional government allocations that fund affordable housing, such as the recent Emergency Rental Assistance or American Rescue Plan funds from the federal government.

### Art

- **Eligible City-funded capital projects' 1% allocation, per Public Art Ordinance.**
- **Developer contribution.** The developer or sub-developers may wish to provide art to enhance their properties and/or as a means to meet zoning code requirements.
- **More needed here?**

### City Park

The Parks and Recreation Department will plan for the City park's design and programming, as informed by community engagement, after the master plan is complete. \$2.5 million dollars have been committed by SPPA to develop the City park. Additional sources will need to be identified for any additional park development costs.