

2024 Proposed Budget: Planning and Economic Development

PED's mission is to build community wealth through business, jobs, housing, planning, financial and cultural assets.

Note: The Housing and Redevelopment Authority (HRA) is not part of the City of Saint Paul's budget. Please reference the budget of the Housing and Redevelopment Authority of the City of Saint Paul for more information: [Housing and Redevelopment Authority \(HRA\) | Saint Paul Minnesota \(stpaul.gov\)](https://stpaul.gov/departments/planning-and-economic-development).

Learn More: stpaul.gov/departments/planning-and-economic-development

Department Facts

Total General Fund Budget:	\$878,814
Total Special Fund Budget:	\$60,758,798
Total FTEs:	86.0

Department Goals

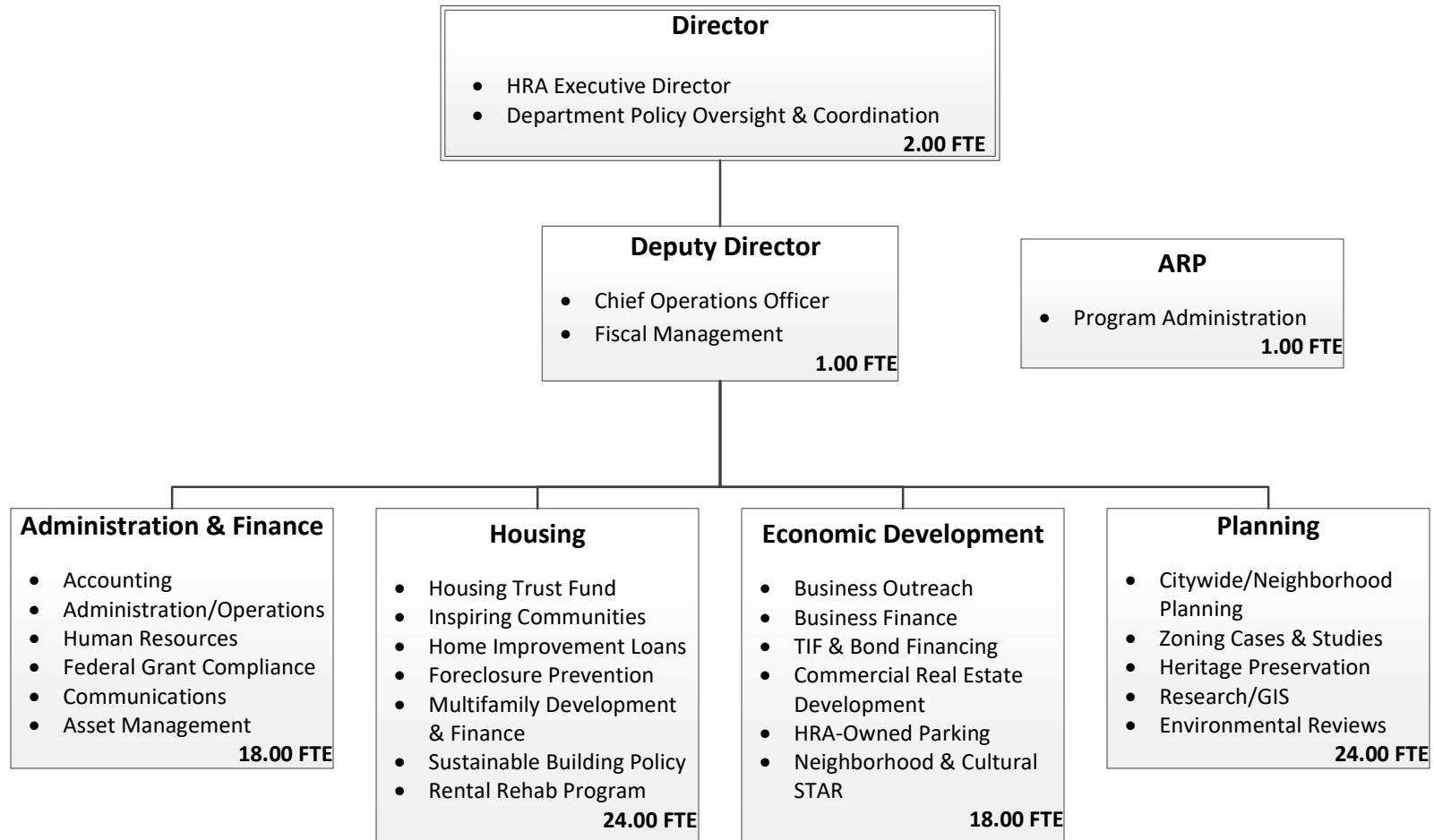
- Establish a community-driven policy framework for private sector investments that further Saint Paul's equity and economic justice priorities.
- Increase and improve the stock of housing in order to meet the continuum of housing needs and build community wealth.
- Expand access to opportunity and housing choice to remove barriers and ensure safe, stable housing for all.
- Stimulate business and job growth through strategic investments in entrepreneurship and key growth sectors to ensure residents have access to living wage jobs.
- Support equitable real estate development focused on community benefit and community ownership.

Recent Accomplishments

- Works with community members and elected officials to establish the regulatory framework and land use policy for all private investment in Saint Paul.
- Provides staffing services to the Saint Paul Housing and Redevelopment Authority (HRA). This includes managing HRA investments in affordable housing, business and job growth, and HRA assets.
- Finances investments in affordable housing and business expansion with both City and HRA resources. City investment resources include Housing and Urban Development (HUD) grants and STAR Sales Tax Revitalization program investments. HRA investment dollars include HRA levy dollars, conduit revenue bond fees, and revenues from property sales.
- Staffs four citizen advisory boards: Planning Commission, Heritage Preservation Commission, Neighborhood STAR board, and Cultural STAR board.
- Oversees regulatory compliance for HUD CDBG, HOME and ESG formula allocation grants.
- Approved and administered 22 Neighborhood STAR, 45 Year-Round STAR, and 90 Cultural STAR projects.
- Established the Farwell Yards Redevelopment TIF District to support a major affordable and market rate housing development on the West Side.
- Provided 24 TechHire scholarships and sponsored 10 tech events with over 4,500 attendees through Full Stack programming.
- Utilized \$5M of temporary TIF funding to support sewer infrastructure needs on the West Side for current and future development.
- Provided critical subsidy financing on a wide variety of major multi-family housing developments including Soul Apartments, Ashland Apartments, 115 Plato, Phalen Village, Balsam on Broadway, and reinvestment in the Selby Commons building.
- Launched the Inheritance Fund down payment assistance and homeowner rehabilitation program.
- Released zoning text amendments for phase 2 of the 1-4 Housing Study, and held public hearing at Planning Commission, to allow for more neighborhood-scale housing across the city.
- Continued technical analysis and community input for the Anti-Displacement and Community Wealth Building study.
- Launched an operational and financial assessment of the HRA owned parking system.

Planning and Economic Development

Mission: Building community wealth through business, housing, jobs, planning, financial and cultural assets.



(Total 86.00 FTE)

**2024 Proposed Budget
PLANNING ECONOMIC DEVELOPMENT**

Fiscal Summary

	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Change From Prior Year	FY 2023 Adopted Budget FTE	FY 2024 Proposed Budget FTE
Spending							
100: CITY GENERAL FUND	0	349,132	549,132	878,814	329,682	0.00	0.00
200: CITY GRANTS	2,008,587	0	0	0	0	0.00	0.00
282: CITY HUD GRANTS	14,262,701	10,887,816	10,877,235	10,375,000	-502,235	0.00	0.00
285: CITY SALES TAX	29,216,796	29,717,996	35,469,475	35,442,915	-26,560	0.00	0.00
780: PED ADMINISTRATION	9,927,603	13,014,993	14,169,719	14,940,883	771,164	84.00	88.00
Total	55,415,687	53,969,937	61,065,561	61,637,612	572,051	84.00	88.00
Financing							
200: CITY GRANTS	2,012,587	0	0	0	0		
282: CITY HUD GRANTS	14,888,226	10,887,816	10,877,235	10,375,000	-502,235		
285: CITY SALES TAX	31,933,158	29,717,996	35,469,475	35,442,915	-26,560		
780: PED ADMINISTRATION	10,298,658	13,014,990	14,169,719	14,940,882	771,163		
Total	59,132,630	53,620,802	60,516,429	60,758,797	242,368		

Budget Changes Summary

The 2024 Planning and Economic Development (PED) General Fund budget adds funding for a Chief Financial Officer to oversee PED's financial accounting, budgeting and reporting, examine and implement internal controls, and ensure compliance with local, state, and federal regulations. The budget also adds funding for an Energy Coordinator to lead new and existing energy/resilience-related initiatives like the Sustainable Building Ordinance, Energy Benchmarking Ordinance, Energy Smart Homes, and ARP-funded Healthy Homes.

Special fund budgets for PED reflect adjustments to the Sales Tax Revitalization (STAR) program. Total sales tax revenues for 2024 are estimated at \$22,000,000, an all-time high. Also reflected is a \$75,000 transfer to the Mayor's Office to support business engagement.

NOTE: The HRA budget is not part of the City of Saint Paul's budget. Please reference the budget of the Housing and Redevelopment Authority of the City of Saint Paul for more information. In the 2024 Housing and Redevelopment Authority budget, the HRA levy increased by 11.3% which results in an additional \$624,793 of projected revenue.

Planning and Economic Development Spending Reports

**CITY OF SAINT PAUL
Spending Plan by Department**

Department: PLANNING ECONOMIC DEVELOPMENT

Fund: CITY GENERAL FUND

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Change From Prior Year
Spending by Major Account					
SERVICES	0	349,132	549,132	878,814	329,682
Total Spending by Major Account	0	349,132	549,132	878,814	329,682
Spending by Accounting Unit					
10051100 - PED ADMINISTRATION	0	349,132	549,132	878,814	329,682
Total Spending by Accounting Unit	0	349,132	549,132	878,814	329,682

CITY OF SAINT PAUL
Spending Plan by Department

Department: PLANNING ECONOMIC DEVELOPMENT

Fund: CITY GRANTS

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Change From Prior Year
Spending by Major Account					
SERVICES	0	0	0	0	0
PROGRAM EXPENSE	2,008,587	0	0	0	0
Total Spending by Major Account	2,008,587	0	0	0	0
Spending by Accounting Unit					
20051860 - PED PLANNING GRANTS	0	0	0	0	0
20051870 - PED DEVELOPMENT GRANTS	2,008,587	0	0	0	0
Total Spending by Accounting Unit	2,008,587	0	0	0	0

CITY OF SAINT PAUL
Spending Plan by Department

Department: PLANNING ECONOMIC DEVELOPMENT

Fund: CITY HUD GRANTS

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Change From Prior Year
Spending by Major Account					
SERVICES	2,393,247	1,780,000	1,789,135	1,720,000	-69,135
MATERIALS AND SUPPLIES	307	0	0	0	0
PROGRAM EXPENSE	10,468,846	9,107,816	9,088,100	8,655,000	-433,100
OTHER FINANCING USES	1,400,301	0	0	0	0
Total Spending by Major Account	14,262,701	10,887,816	10,877,235	10,375,000	-502,235
Spending by Accounting Unit					
28251810 - EMERGENCY SOLUTIONS GRANT	3,928,859	587,816	585,887	575,000	-10,887
28251820 - COMMUNITY DEVELOP BLOCK GRANT	6,262,290	7,500,000	7,600,000	7,400,000	-200,000
28251821 - COMMUNITY DEV BLOCK GRANT - CV	1,121,623	0	0	0	0
28251830 - NEIGHBORHOOD STABLIZATION PROG	1,999	0	0	0	0
28251840 - HOME PROGRAM	2,947,929	2,800,000	2,691,348	2,400,000	-291,348
Total Spending by Accounting Unit	14,262,701	10,887,816	10,877,235	10,375,000	-502,235

CITY OF SAINT PAUL
Spending Plan by Department

Department: PLANNING ECONOMIC DEVELOPMENT

Fund: CITY SALES TAX

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Change From Prior Year
Spending by Major Account					
SERVICES	400,406	415,000	415,000	495,000	80,000
PROGRAM EXPENSE	3,143,008	4,402,996	4,074,475	3,347,915	-726,560
OTHER FINANCING USES	25,673,381	24,900,000	30,980,000	31,600,000	620,000
Total Spending by Major Account	29,216,796	29,717,996	35,469,475	35,442,915	-26,560
Spending by Accounting Unit					
28551100 - CITY SALES TAX REVENUE	19,665,136	18,000,000	21,000,000	22,000,000	1,000,000
28551200 - NEIGHBORHOOD STAR PROGRAM	5,581,520	5,815,542	7,633,007	6,603,140	-1,029,867
28551220 - CITY CAPITAL FUNDING	1,525,000	1,525,000	1,525,000	1,525,000	0
28551230 - HRA DESIGNATED PROJECTS	173,819	0	0	0	0
28551240 - HOUSING TRUST	0	0	0	0	0
28551300 - CULTURAL STAR PROGRAM	1,028,137	1,938,727	1,411,468	1,414,775	3,307
28551400 - PAY GO ECON DEVELOPMENT	1,243,183	2,438,727	3,900,000	3,900,000	0
Total Spending by Accounting Unit	29,216,796	29,717,996	35,469,475	35,442,915	-26,560

CITY OF SAINT PAUL
Spending Plan by Department

Department: PLANNING ECONOMIC DEVELOPMENT

Fund: PED ADMINISTRATION

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Change From Prior Year
Spending by Major Account					
EMPLOYEE EXPENSE	8,082,670	10,290,405	11,235,313	12,469,447	1,234,134
SERVICES	1,666,676	2,458,016	2,662,360	2,141,354	-521,006
MATERIALS AND SUPPLIES	9,805	81,750	86,750	69,750	-17,000
CAPITAL OUTLAY	14,920	30,000	30,000	30,000	0
OTHER FINANCING USES	153,533	154,822	155,296	230,332	75,036
Total Spending by Major Account	9,927,603	13,014,993	14,169,719	14,940,883	771,164
Spending by Accounting Unit					
78051100 - PED OPERATIONS	9,927,603	13,014,993	14,169,719	14,940,883	771,164
Total Spending by Accounting Unit	9,927,603	13,014,993	14,169,719	14,940,883	771,164

Planning and Economic Development Financing Reports

CITY OF SAINT PAUL
Financing Plan by Department

Department: PLANNING ECONOMIC DEVELOPMENT
Fund: CITY GRANTS

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Change From Prior Year
Financing by Major Account					
INTERGOVERNMENTAL REVENUE	2,008,587.15	0	0	0	0
MISCELLANEOUS REVENUE	4,000	0	0	0	0
Total Financing by Major Account	2,012,587	0	0	0	0
Financing by Accounting Unit					
20051870 - PED DEVELOPMENT GRANTS	2,008,587.15	0	0	0	0
20051890 - PED ADVANCE GRANTS	4,000	0	0	0	0
Total Financing by Accounting Unit	2,012,587	0	0	0	0

CITY OF SAINT PAUL
Financing Plan by Department

Department: PLANNING ECONOMIC DEVELOPMENT
Fund: CITY HUD GRANTS

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Change From Prior Year
Financing by Major Account					
INTERGOVERNMENTAL REVENUE	13,107,022.4	10,057,654	9,449,177	9,025,000	-424,177
CHARGES FOR SERVICES	910,179	0	0	0	0
INVESTMENT EARNINGS	124,027.63	0	0	0	0
MISCELLANEOUS REVENUE	699,200.02	830,162	1,428,058	1,350,000	-78,058
OTHER FINANCING SOURCES	47,796.89	0	0	0	0
Total Financing by Major Account	14,888,226	10,887,816	10,877,235	10,375,000	-502,235
Financing by Accounting Unit					
28251810 - EMERGENCY SOLUTIONS GRANT	3,928,516.42	587,816	585,887	575,000	-10,887
28251820 - COMMUNITY DEVELOP BLOCK GRANT	7,529,528.05	7,500,000	7,600,000	7,400,000	-200,000
28251821 - COMMUNITY DEV BLOCK GRANT - CV	1,176,252.16	0	0	0	0
28251830 - NEIGHBORHOOD STABLIZATION PROG	150,848.91	0	0	0	0
28251840 - HOME PROGRAM	2,103,080.4	2,800,000	2,691,348	2,400,000	-291,348
Total Financing by Accounting Unit	14,888,226	10,887,816	10,877,235	10,375,000	-502,235

CITY OF SAINT PAUL
Financing Plan by Department

Department: PLANNING ECONOMIC DEVELOPMENT
Fund: CITY SALES TAX

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Change From Prior Year
Financing by Major Account					
TAXES	19,936,940.95	18,000,000	21,000,000	22,000,000	1,000,000
CHARGES FOR SERVICES	571,125.81	411,405	341,128	340,630	-498
INVESTMENT EARNINGS	327,730.02	228,366	432,904	492,020	59,116
OTHER FINANCING SOURCES	11,097,361.43	11,078,225	13,695,443	12,610,265	-1,085,178
Total Financing by Major Account	31,933,158	29,717,996	35,469,475	35,442,915	-26,560
Financing by Accounting Unit					
28551100 - CITY SALES TAX REVENUE	19,936,940.95	18,000,000	21,880,000	22,000,000	120,000
28551200 - NEIGHBORHOOD STAR PROGRAM	7,253,512.46	5,815,542	6,753,007	6,603,140	-149,867
28551220 - CITY CAPITAL FUNDING	1,524,999.52	1,525,000	1,525,000	1,525,000	0
28551300 - CULTURAL STAR PROGRAM	1,660,601.02	1,938,727	1,411,468	1,414,775	3,307
28551400 - PAY GO ECON DEVELOPMENT	1,557,104.26	2,438,727	3,900,000	3,900,000	0
Total Financing by Accounting Unit	31,933,158	29,717,996	35,469,475	35,442,915	-26,560

CITY OF SAINT PAUL
Financing Plan by Department

Department: PLANNING ECONOMIC DEVELOPMENT
Fund: PED ADMINISTRATION

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Change From Prior Year
Financing by Major Account					
CHARGES FOR SERVICES	9,681,101.42	11,385,567	12,109,284	12,873,915	764,631
MISCELLANEOUS REVENUE	8,684	0	0	0	0
OTHER FINANCING SOURCES	608,872.83	1,629,423	2,060,435	2,066,967	6,532
Total Financing by Major Account	10,298,658	13,014,990	14,169,719	14,940,882	771,163
Financing by Accounting Unit					
78051100 - PED OPERATIONS	10,298,658.25	13,014,990	14,169,719	14,940,882	771,163
Total Financing by Accounting Unit	10,298,658	13,014,990	14,169,719	14,940,882	771,163