

2026 Proposed Budget: Planning and Economic Development

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

Learn More: stpaul.gov/ped. Note: The Department of Planning and Economic Development (PED) provides administrative support to the Saint Paul Housing and Redevelopment Authority (HRA), and the HRA funds a major portion of the Department of Planning and Economic Development's operational budget. Please reference the budget of the Housing and Redevelopment Authority of the City of Saint Paul for more information: stpaul.gov/HRA.

Department Facts

- **Total General Fund Budget:** \$870,537
- **Total Special Fund Budget:** \$72,983,843
- **Total FTEs:** 90.50

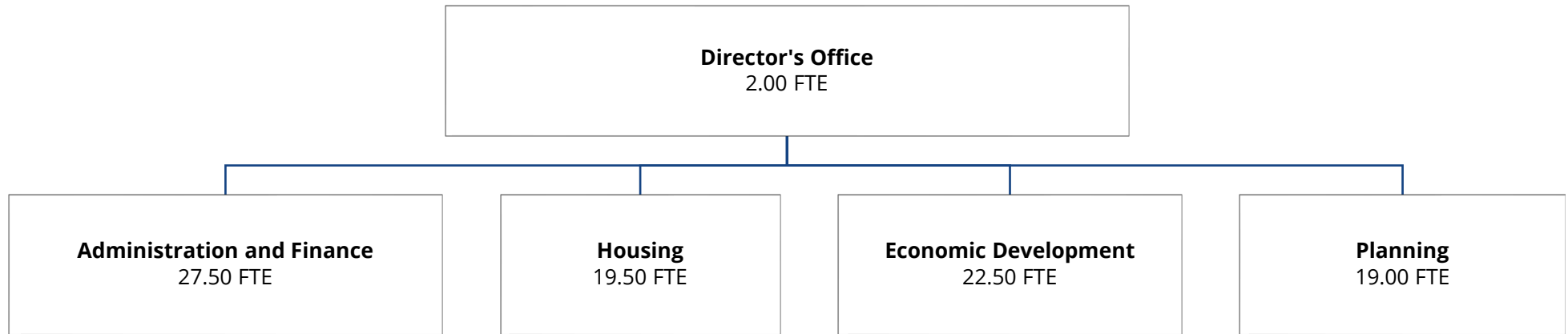
Department Goals

- 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 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.
- Drive business growth and community revitalization to foster economic prosperity.
- Support equitable real estate development focused on community benefit and community ownership.

Recent Accomplishments

- Established the **Emergency Rental Assistance/Eviction Prevention Program** which will serve approximately 400 to 500 residents facing eviction.
- Launched the **Citywide Downpayment Assistance Program** which has received 95 applications since June 2025, 28 of which are undergoing underwriting, and 8 have been approved.
- Expanded the **Inheritance Fund Downpayment Program** to include West Side Flats. Six applications have been received and are under review.
- Project openings include Landmark Towers (187-unit market rate, adaptive reuse project), Balsam on Broadway (new construction, 128 affordable rental units and office space), American House (occupied rehab of 69-unit building serving extremely low-income residents), and Marshall Avenue Flats (new construction of 98 affordable housing units).
- Creation of the \$1.4 million **Commercial Corridor Organization Assistance Program** to support organizations along commercial corridors.
- Approved a \$70,000 **Emergency Relocation Fund** for business impacted by the sudden closure of the Alliance Bank Center building.
- Completion of 4 **Inspiring Communities** projects providing 6 new ownership housing units affordable to individuals making 80% AMI or less.
- Administered 78 **Neighborhood STAR** projects totaling over \$4.2 million and 69 **Cultural STAR** projects totaling over \$1.4 million.
- Continued implementation of **Ordinance 23-43** which created new residential zoning districts H1 and H2 to replace single-family-only and other low-density residential districts, to allow for a greater variety of neighborhood-scale housing options like duplexes and accessory dwelling units.
- Continued work on **Zoning Studies** to make developing mixed-use buildings easier, enabling more retail and housing to be built in neighborhoods.
- Finalized the **Consolidated Plan** detailing how community needs will be addressed using HUD Community Planning and Development grants.
- Advanced over 40 zoning cases that allowed development at sites from small to large including United Village and Highland Bridge.

Planning and Economic Development (PED) Organizational Chart



Total FTE 90.50

Department Division Descriptions

Planning and Economic Development is managed by the Director and department support staff. It includes the following divisions:

- **Housing:** The Housing Division works to ensure access to quality and affordable housing for all Saint Paul residents, through the production of new housing units, the preservation of affordable units, and recommendations around housing policy decisions.
- **Economic Development:** The Economic Development Division works to support:
 - Business Attraction and Retention: Implementing strategies to attract new businesses and support existing ones to promote economic growth.
 - Community Revitalization: Initiating programs to revitalize distressed areas, improve quality of life, and stimulate local economies.
- **Planning:** The Planning Division promotes the social, physical, and economic well-being of residents, property owners, and business owners of Saint Paul by working on citywide, neighborhood, and major site plans, zoning and providing local data and mapping resources. Planners advise the Mayor and the City Council and serve as staff to the Planning Commission and its sub-committees. We encourage a high degree of resident participation and work with District Councils, community development corporations, business organizations, and ad hoc task forces.

2026 Proposed Budget

PLANNING AND ECONOMIC DEVELOPMENT

Fiscal Summary

Spending	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year	FY 2025 Adopted Budget FTE	FY 2026 Proposed Budget FTE
100: CITY GENERAL FUND	536,023	941,045	573,645	870,537	296,892	-	-
200: CITY GRANTS	6,274,892	-	-	-	-	-	-
211: GENERAL GOVT SPECIAL PROJECTS	-	-	1,368,830	4,401,144	3,032,314	-	-
282: CITY HUD GRANTS	20,674,007	10,375,000	9,290,000	9,300,000	10,000	-	-
284: LOCAL AFFORDABLE HOUSING AID	-	-	4,980,000	8,495,598	3,515,598	-	-
285: CITY SALES TAX	37,415,421	37,942,915	37,304,205	35,379,931	(1,924,274)	-	-
780: PED ADMINISTRATION	12,793,444	14,958,275	15,395,643	15,407,170	11,527	88.50	90.50
Total	77,693,786	64,217,235	68,912,323	73,854,380	4,942,057	88.50	90.50

Financing	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
100: CITY GENERAL FUND	-	-	-	-	-
200: CITY GRANTS	6,289,214	-	-	-	-
211: GENERAL GOVT SPECIAL PROJECTS	-	-	1,368,830	4,401,144	3,032,314
282: CITY HUD GRANTS	20,893,013	10,375,000	9,290,000	9,300,000	10,000
284: LOCAL AFFORDABLE HOUSING AID	-	-	4,980,000	8,495,598	3,515,598
285: CITY SALES TAX	41,083,420	37,942,915	37,304,205	35,379,931	(1,924,274)
780: PED ADMINISTRATION	12,659,987	14,958,275	15,395,643	15,407,170	11,527
Total	80,925,633	63,276,190	68,338,678	72,983,843	4,645,165

Budget Changes Summary

The 2026 Planning and Economic Development (PED) proposed budget is highlighted by a \$5 million downtown office-to-housing conversion program, with \$3,515,597 funded in the Local Affordable Housing Aid (LAHA) budget and \$1,484,403 in the Housing Trust Fund (HTF) budget.

In addition to the office-to-housing conversion program, the LAHA budget reflects investments in the City's All-In Housing Framework, including an additional \$1 million dedicated to the Downpayment Assistance Program for a total of \$2 million annually, continued funding of \$1 million each for the Inheritance Fund and Emergency Rental Assistance, and the removal of the Homeowner Rehabilitation Loan Program to prioritize other initiatives.

The PED Administration Fund adds two Principal Project Managers to coordinate development initiatives and one Project Manager to manage the Emergency Rental Assistance program and support the Commercial Corridors program. A vacancy was eliminated and other budgets repurposed to fund these positions. The General Government Special Project Fund reflects a \$3.35 million carryforward from the 2025 budget for the 30% Area Median Income (AMI) Deeply Affordable Housing Project. Adjustments to the Sales Tax Revitalization (STAR) program are also included, with total 2026 sales tax revenue estimated at \$24 million. The Commercial Corridors Program was funded on a one-time basis in the 2025 budget. The 2026 proposed budget reflects an additional \$1 million of one-time funding for this program.

NOTE: The Housing and Redevelopment Authority (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.

Planning and Economic Development Spending Reports

CITY OF SAINT PAUL
Spending Plan by Department

Department: PLANNING AND ECONOMIC DEVELOPMENT

Fund: 100 - CITY GENERAL FUND

Budget Year: 2026

Spending by Major Account	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
SERVICES	536,023	941,045	573,645	870,537	296,892
Total Spending by Major Account	536,023	941,045	573,645	870,537	296,892

Spending by Accounting Unit	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
10051100 - PED ADMINISTRATION	536,023	941,045	573,645	870,537	296,892
Total Spending by Accounting Unit	536,023	941,045	573,645	870,537	296,892

CITY OF SAINT PAUL

Spending Plan by Department

Department: PLANNING AND ECONOMIC DEVELOPMENT

Fund: 200 - CITY GRANTS

Budget Year: 2026

Spending by Major Account	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
PROGRAM EXPENSE	6,274,892	-	-	-	-
Total Spending by Major Account	6,274,892	-	-	-	-

Spending by Accounting Unit	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
20051870 - PED DEVELOPMENT GRANTS	6,048,312	-	-	-	-
20051890 - PED ADVANCE GRANTS	226,580	-	-	-	-
Total Spending by Accounting Unit	6,274,892	-	-	-	-

CITY OF SAINT PAUL

Spending Plan by Department

Department: PLANNING AND ECONOMIC DEVELOPMENT

Fund: 211 - GENERAL GOVT SPECIAL PROJECTS

Budget Year: 2026

Spending by Major Account	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
SERVICES	-	-	1,368,830	1,051,144	(317,686)
PROGRAM EXPENSE	-	-	-	3,350,000	3,350,000
Total Spending by Major Account	-	-	1,368,830	4,401,144	3,032,314

Spending by Accounting Unit	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
21151820 - PED HEALTHY HOMES AND 30 AMI ADM	-	-	1,368,830	4,401,144	3,032,314
Total Spending by Accounting Unit	-	-	1,368,830	4,401,144	3,032,314

CITY OF SAINT PAUL

Spending Plan by Department

Department: PLANNING AND ECONOMIC DEVELOPMENT

Fund: 282 - CITY HUD GRANTS

Budget Year: 2026

Spending by Major Account	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
SERVICES	2,956,546	1,720,000	1,590,000	1,575,000	(15,000)
MATERIALS AND SUPPLIES	49	-	-	-	-
PROGRAM EXPENSE	15,349,035	8,655,000	7,700,000	7,725,000	25,000
OTHER FINANCING USES	2,368,377	-	-	-	-
Total Spending by Major Account	20,674,007	10,375,000	9,290,000	9,300,000	10,000

Spending by Accounting Unit	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
28251810 - EMERGENCY SOLUTIONS GRANT	698,912	575,000	590,000	600,000	10,000
28251820 - COMMUNITY DEVELOP BLOCK GRANT	15,934,917	7,400,000	7,200,000	7,050,000	(150,000)
28251821 - COMMUNITY DEV BLOCK GRANT - CV	2,222,815	-	-	-	-
28251830 - NEIGHBORHOOD STABLIZATION PROG	2,341	-	-	-	-
28251840 - HOME PROGRAM	1,815,022	2,400,000	1,500,000	1,650,000	150,000
Total Spending by Accounting Unit	20,674,007	10,375,000	9,290,000	9,300,000	10,000

CITY OF SAINT PAUL

Spending Plan by Department

Department: PLANNING AND ECONOMIC DEVELOPMENT

Fund: 284 - LOCAL AFFORDABLE HOUSING AID

Budget Year: 2026

Spending by Major Account	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
SERVICES	-	-	980,000	1,010,000	30,000
PROGRAM EXPENSE	-	-	4,000,000	7,485,598	3,485,598
Total Spending by Major Account	-	-	4,980,000	8,495,598	3,515,598

Spending by Accounting Unit	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
28451900 - LOCAL AFFORDABLE HOUSING AID	-	-	4,980,000	8,495,598	3,515,598
Total Spending by Accounting Unit	-	-	4,980,000	8,495,598	3,515,598

CITY OF SAINT PAUL

Spending Plan by Department

Department: PLANNING AND ECONOMIC DEVELOPMENT

Fund: 285 - CITY SALES TAX

Budget Year: 2026

Spending by Major Account	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
SERVICES	439,228	495,000	415,000	630,000	215,000
PROGRAM EXPENSE	3,688,460	4,403,597	4,393,748	3,902,202	(491,546)
OTHER FINANCING USES	33,287,733	33,044,318	32,495,457	30,847,729	(1,647,728)
Total Spending by Major Account	37,415,421	37,942,915	37,304,205	35,379,931	(1,924,274)

Spending by Accounting Unit	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
28551100 - CITY SALES TAX REVENUE	23,997,438	22,000,000	23,000,000	24,000,000	1,000,000
28551200 - NEIGHBORHOOD STAR PROGRAM	6,501,902	8,004,272	6,014,189	6,168,086	153,897
28551220 - CITY CAPITAL FUNDING	1,525,000	1,525,000	1,525,000	1,525,000	-
28551230 - HRA DESIGNATED PROJECTS	211,179	-	-	-	-
28551300 - CULTURAL STAR PROGRAM	1,861,588	1,570,457	1,569,559	1,539,116	(30,443)
28551400 - PAY GO ECON DEVELOPMENT	3,318,314	4,843,186	5,195,457	2,147,729	(3,047,728)
Total Spending by Accounting Unit	37,415,421	37,942,915	37,304,205	35,379,931	(1,924,274)

CITY OF SAINT PAUL

Spending Plan by Department

Department: PLANNING AND ECONOMIC DEVELOPMENT

Fund: 780 - PED ADMINISTRATION

Budget Year: 2026

Spending by Major Account	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
EMPLOYEE EXPENSE	10,338,923	12,531,807	12,552,380	12,839,232	286,852
SERVICES	2,262,097	2,096,386	2,523,091	2,321,816	(201,275)
MATERIALS AND SUPPLIES	32,344	69,750	69,750	70,700	950
CAPITAL OUTLAY	14,658	30,000	30,000	30,000	-
OTHER FINANCING USES	145,422	230,332	220,422	145,422	(75,000)
Total Spending by Major Account	12,793,444	14,958,275	15,395,643	15,407,170	11,527

Spending by Accounting Unit	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
78051100 - PED OPERATIONS	12,793,444	14,958,275	15,395,643	15,407,170	11,527
Total Spending by Accounting Unit	12,793,444	14,958,275	15,395,643	15,407,170	11,527

Planning and Economic Development Financing Reports

CITY OF SAINT PAUL

Financing Plan by Department

Department: PLANNING AND ECONOMIC DEVELOPMENT

Fund: 200 - CITY GRANTS

Budget Year: 2026

Financing by Major Account	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
INTERGOVERNMENTAL REVENUE	6,089,214	-	-	-	-
MISCELLANEOUS REVENUE	200,000	-	-	-	-
Total Financing by Major Account	6,289,214	-	-	-	-

Financing by Accounting Unit	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
20051870 - PED DEVELOPMENT GRANTS	6,089,214	-	-	-	-
20051890 - PED ADVANCE GRANTS	200,000	-	-	-	-
Total Financing by Accounting Unit	6,289,214	-	-	-	-

CITY OF SAINT PAUL
Financing Plan by Department

Department: PLANNING AND ECONOMIC DEVELOPMENT

Fund: 211 - GENERAL GOVT SPECIAL PROJECTS

Budget Year: 2026

Financing by Major Account	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
OTHER FINANCING SOURCES	-	-	1,368,830	4,401,144	3,032,314
Total Financing by Major Account	-	-	1,368,830	4,401,144	3,032,314

Financing by Accounting Unit	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
21151820 - PED HEALTHY HOMES AND 30 AMI ADM	-	-	1,368,830	4,401,144	3,032,314
Total Financing by Accounting Unit	-	-	1,368,830	4,401,144	3,032,314

CITY OF SAINT PAUL
Financing Plan by Department

Department: PLANNING AND ECONOMIC DEVELOPMENT

Fund: 282 - CITY HUD GRANTS

Budget Year: 2026

Financing by Major Account	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
INTERGOVERNMENTAL REVENUE	19,373,467	9,025,000	8,690,000	8,750,000	60,000
CHARGES FOR SERVICES	1,018,455	-	-	-	-
INVESTMENT EARNINGS	452,931	-	-	-	-
MISCELLANEOUS REVENUE	48,159	1,350,000	600,000	550,000	(50,000)
Total Financing by Major Account	20,893,013	10,375,000	9,290,000	9,300,000	10,000

Financing by Accounting Unit	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
28251810 - EMERGENCY SOLUTIONS GRANT	699,937	575,000	590,000	600,000	10,000
28251820 - COMMUNITY DEVELOP BLOCK GRANT	16,184,166	7,400,000	7,200,000	7,050,000	(150,000)
28251821 - COMMUNITY DEV BLOCK GRANT - CV	2,080,479	-	-	-	-
28251830 - NEIGHBORHOOD STABLIZATION PROG	31,849	-	-	-	-
28251840 - HOME PROGRAM	1,896,581	2,400,000	1,500,000	1,650,000	150,000
Total Financing by Accounting Unit	20,893,013	10,375,000	9,290,000	9,300,000	10,000

CITY OF SAINT PAUL

Financing Plan by Department

Department: PLANNING AND ECONOMIC DEVELOPMENT

Fund: 284 - LOCAL AFFORDABLE HOUSING AID

Budget Year: 2026

Financing by Major Account	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
INTERGOVERNMENTAL REVENUE	-	-	4,980,000	5,382,794	402,794
INVESTMENT EARNINGS	-	-	-	181,180	181,180
OTHER FINANCING SOURCES	-	-	-	2,931,624	2,931,624
Total Financing by Major Account	-	-	4,980,000	8,495,598	3,515,598

Financing by Accounting Unit	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
28451900 - LOCAL AFFORDABLE HOUSING AID	-	-	4,980,000	8,495,598	3,515,598
Total Financing by Accounting Unit	-	-	4,980,000	8,495,598	3,515,598

CITY OF SAINT PAUL

Financing Plan by Department

Department: PLANNING AND ECONOMIC DEVELOPMENT

Fund: 285 - CITY SALES TAX

Budget Year: 2026

Financing by Major Account	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
TAXES	24,001,096	22,000,000	23,000,000	24,000,000	1,000,000
CHARGES FOR SERVICES	597,381	340,630	357,604	373,452	15,848
INVESTMENT EARNINGS	614,130	492,020	304,474	514,711	210,237
OTHER FINANCING SOURCES	15,870,812	15,110,265	13,642,127	10,491,768	(3,150,359)
Total Financing by Major Account	41,083,420	37,942,915	37,304,205	35,379,931	(1,924,274)

Financing by Accounting Unit	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
28551100 - CITY SALES TAX REVENUE	24,001,096	22,000,000	23,000,000	24,000,000	1,000,000
28551200 - NEIGHBORHOOD STAR PROGRAM	9,858,624	8,004,272	6,014,189	6,168,086	153,897
28551220 - CITY CAPITAL FUNDING	1,525,000	1,525,000	1,525,000	1,525,000	-
28551300 - CULTURAL STAR PROGRAM	1,821,758	1,570,457	1,569,559	1,539,116	(30,443)
28551400 - PAY GO ECON DEVELOPMENT	3,876,942	4,843,186	5,195,457	2,147,729	(3,047,728)
Total Financing by Accounting Unit	41,083,420	37,942,915	37,304,205	35,379,931	(1,924,274)

CITY OF SAINT PAUL

Financing Plan by Department

Department: PLANNING AND ECONOMIC DEVELOPMENT

Fund: 780 - PED ADMINISTRATION

Budget Year: 2026

Financing by Major Account	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
CHARGES FOR SERVICES	12,213,114	12,936,276	12,805,042	12,325,994	(479,048)
MISCELLANEOUS REVENUE	635	-	-	-	-
OTHER FINANCING SOURCES	446,238	2,021,999	2,590,601	3,081,176	490,575
Total Financing by Major Account	12,659,987	14,958,275	15,395,643	15,407,170	11,527

Financing by Accounting Unit	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
78051100 - PED OPERATIONS	12,659,987	14,958,275	15,395,643	15,407,170	11,527
Total Financing by Accounting Unit	12,659,987	14,958,275	15,395,643	15,407,170	11,527