St. Cloud's Housing Development Tools

- ✓ **Life Cycle Housing Incentives**
  - 20% Reimbursement of Development Fees & Infrastructure Flexibility
- ✓ **Multi-Family SAC/WAC Discounts**
  - 25% Reduction through 12/31/26, 20% Reduction after
- ✓ **Single Family Housing Supply Initiative – Development Fee Deferral Program**
  - Development Fee Deferral Program provides 12-24 month payment defer
- ✓ **Tax Increment Financing**
  - Projects meeting income guidelines or redevelopment criteria
- ✓ **Housing & Redevelopment Authority**
  - Home improvement financing programs for eligible homes in St. Cloud
- ✓ **County Housing Trust Funds**
  - Gap financing for eligible affordable housing projects & homeowners fix-up

St. Cloud's Business Development Tools

- ✓ **Tax Increment Financing & Tax Abatement**
  - Projects that result in job creation & enhance the tax base, or redevelopment
- ✓ **Leverage Outside Resources – Grants/Loans**
  - MN Dept Employment & Economic Development (DEED)
  - Initiative Foundation
- ✓ **St. Cloud EDA Revolving Loan Fund**
  - Up to $100K for equipment/building for eligible projects that grow job creation
- ✓ **EDA Downtown Exterior Improvement Program**
  - $10K matching grant for significant permanent visible improvements
- ✓ **Flexible TIF Redevelopment Districts for Downtown**
  - Special legislation – two districts before 2031
- ✓ **New Market Tax Credits (NMTC) Financing**
- ✓ **Historic Tax Credits – State & Federal**
- ✓ **Opportunity Zone – Federal IRS Tax Credit Benefits**

For more information, please contact:

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