



Variables for Scenario Tool	Public Cost Share (vs) Private Cost Share		Housing units Within District (vs) Within 1 mile from SCW District		Same \$/SF fee for all developers (vs) \$/SF fee based on “fee zones” or entitlements		Percentage of tax increment set aside for SCW District How much of other city funds?		Who raises the funds? Conservancy model?
Council Decisions on Policy	Approve TIF Project Plan		Depth of affordability All Affordable Housing within District (vs) within 1 Mile of District Utilizing full entitlements at OTC		Which fee structure from above?		What percentage of tax increment should be set aside for SCW TIF Project Plan? What share of the Public funds to implement TIF Project Plan?		City relationship to potential conservancy?
	Authorize creation of a District Governance Entity								
Role of District Governance Entity	Interprets, negotiates, and administers cost share & project delivery		Sets affordable housing targets for each redevelopment in District; sets public gap finance for each project		Administers developer fees and periodically adjusts schedule of fees to market conditions		Negotiates public cost share. Coordinates public & private revenue streams. Facilitates Project Delivery.		Partners with conservancy to supplement Project Delivery; and Operations and Management.