

*****DRAFT - CAIDA Project Evaluation and Assistance Framework Staff Analysis**

Project:	Sandidge Way		
Total Score:	11		
*Qualifies for a PILOT Deviation?	YES	**Qualifies for Community Commitment Enhancement?	NO
Total Improved Assessed Value Estimate:	\$27,300,000	Units:	252
Notes/Applicable Program Restrictions:		Improved Assessed Value per Unit Estimate:	\$108,333.33

COMMENTS

Revitalization	Target Geography			
	Distressed Census Tract		Census tract 4.04 is contiguous to a distressed census tract	
	High Vacancy Census Tract	1	Census tract 4.04 is a high vacancy census tract (limited sample size)	
	Downtown			
	BID			
	Neighborhood Plan			
	Identified Priority			
	Downtown Residential			
	Tax Exempt/Vacant		15 of 17 parcels are currently vacant (88%)	
	Identified Catalyst Site			
	Historic Preservation			
	Community Catalyst			
	Identified Growth Area			
	Manufacturing / Distribution			
Technology				
Hospitality				
Existing Cluster	1	creation/retention perm jobs in industry cluster (education)		
Conversion to Residential				
<i>Subtotal</i>	2			
Job Creation	Permanent Jobs			
	3 - 40	1	project will create 7 FTE's	
	41-80			
	81 - 120			
	121-180			
	>180			
	Retained Jobs			
	3 - 40			
	41-80			
	81 - 120			
	121-180			
	>180			
	Construction Jobs			
	6 - 80	1		
81 - 160	1			
161 - 240	1	project will creat 165 construction jobs (over four year construction period)		
> 241				
<i>Subtotal</i>	4			
Investment	Financial Commitment			
	2.5M - 10M	1		
	10.1M-17.5M	1		
	17.6M-25M	1		
	25.1M-30M	1		
	<i>Subtotal</i>	4		
	Community Commitment			
	MWBE			
	EEO Workforce Utilization			
	Inclusionary Housing			
	Regional Labor	1	Developer commits to Regional Labor for 90% of construction jobs	
	City of Albany Labor			
	Apprenticeship Program			
	<i>Subtotal</i>	1	**Must achieve subtotal of 3 and threshold of 13 to qualify for Community Commitment enhancement	
Total:	11	*Must achieve threshold of 10 to qualify for deviation		
Baseline Requirements	Complete Application	1		
	Meets NYS/CAIDA Requirements	1		
	Albany 2030 Aligned	1		
	Planning Approval	1		
	Meet "Project Use" definition	1		
	"But For" Requirement	1		
	Total	6		

***This analysis is prepared by staff for Board discussion purposes only. The potential scoring represented has not been vetted, agreed upon or in any way approved by the CAIDA Board of Directors