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

Project:	**427 Washington**	
Total Score:	**10**	
***Qualifies for a PILOT Deviation?**	**YES**	****Qualifies for Community Commitment Enhancement?** **NO**
Total Improved Assessed Value Estimate:	$2,000,000 **Units:** 16	**Improved Assessed Value per Unit Estimate:** $125,000.00
Notes/Applicable Program Restrictions:		

COMMENTS

Revitalization	**Target Geography**		
	Distressed Census Tract	1	Census Tract 6 is a distressed census tract
	High Vacancy Census Tract	1	Census Tract 6 is a high vacancy census tract
	Downtown		
	BID		
	Neighborhood Plan	1	The project is located within the "Study Area Plan" of the Midtown Colleges & University Plan
	Identified Priority		
	Downtown Residential		
	Tax Exempt/Vacant	1	
	Identified Catalyst Site		
	Historic Preservation		
	Community Catalyst		
	Identified Growth Area		
	Manufacturing / Distribution		
	Technology		
	Hospitality		
	Existing Cluster	1	Education
	Conversion to Residential		
	Subtotal	**5**	
Job Creation	**Permanent Jobs**		
	3 - 40		
	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		
	> 241		
	Subtotal	**2**	
Investment	**Financial Commitment**		
	2.5M - 10M	1	
	10.1M-17.5M		
	17.6M-25M		
	Subtotal	**1**	
	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	1	Developer commits to City of Albany Labor for 15% of construction jobs
	Apprenticeship Program		
	Subtotal	**2**	**Must achieve subtotal of 3 and threshold of 13 to qualify for Community Commitment enhancement
	Total:	**10**	*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	
		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*