

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

Project:	Clinton Avenue Apartments II, LLC		
Total Score:	14		
*Qualifies for a PILOT Deviation?	N/A	**Qualifies for Community Commitment Enhancement?	NO
Total Improved Assessed Value Estimate:	\$3,793,400	Units:	61
Notes/Applicable Program Restrictions:	Project will include +/- 12,000 SF of commercial/retail space		
		Improved Assessed Value/Unit Estimate:	\$62,186.89

**COMMENTS**

<b>Revitalization</b>	<b>Target Geography</b>		
	Distressed Census Tract	1	Census tracts 2 and 8
	High Vacancy Census Tract	1	Census tracts 2 and 8
	Downtown		
	BID		
	Neighborhood Plan	1	Within boundaries of Arbor Hill Neighborhood Plan
	<b>Identified Priority</b>		
	Downtown Residential		
	Tax Exempt/Vacant	1	
	Identified Catalyst Site	1	Identified development opportunity per Arbor Hill Neighborhood Plan
	Historic Preservation	1	
	Community Catalyst	1	Supports multiple initiatives in Albany 2030 plan
	<b>Identified Growth Area</b>		
	Manufacturing / Distribution		
	Technology		
Hospitality			
Existing Cluster			
Conversion to Residential	1	163 Clinton Ave	
<i>Subtotal</i>	<b>8</b>		

<b>Job Creation</b>	<b>Permanent Jobs</b>		
	3 - 40	1	17 projected FTEs
	41-80		
	81 - 120		
	121-180		
	>180		
	<b>Retained Jobs</b>		
	3 - 40		
	41-80		
	81 - 120		
	121-180		
	>180		
	<b>Construction Jobs</b>		
	1 - 80	1	
	81 - 160	1	150 projected construction jobs
161 - 240			
> 241			
<i>Subtotal</i>	<b>3</b>		

<b>Investment</b>	<b>Financial Commitment</b>		
	2.5M - 10M	1	
	10.1M-17.5M	1	
	17.6M-25M	1	23.9 Million
	<i>Subtotal</i>	<b>3</b>	
	<b>Community Commitment</b>		
	MWBE		Project intends that at least 20% of the value of construction contracts will be performed by minority or woman-owned operators.
	EEO Workforce Utilization		Project intends that at least 15% of the workforce employed during construction will be minorities or women
	Inclusionary Housing		
	Regional Labor		
	City of Albany Labor		
	Apprenticeship Program		
<i>Subtotal</i>	<b>0</b>		

**Total: 14** \*Must achieve threshold of 10 to qualify for deviation

<b>Baseline Requirements</b>	Complete Application	1	
	Meets NYS/CAIDA Requirements	1	
	Albany 2030 Aligned	1	
	Planning Approval	1	
	Meet "Project Use" definition	1	
	"But For" Requirement	1	
	<b>6</b>		

\*\*\*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