

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

Project:	191 North Pearl, LLC - The Wilson		
Total Score:	10		
*Qualifies for a PILOT Deviation?	YES	**Qualifies for Community Commitment Enhancement?	NO
Total Improved Assessed Value Estimate:	\$1,818,000	Units:	18 Improved Assessed Value/Unit Estimate: \$101,000.00
Notes/Applicable Program Restrictions:			

**COMMENTS**

<b>Revitalization</b>	<b>Target Geography</b>			
	Distressed Census Tract			
	High Vacancy Census Tract	1	Census tract 11	
	Downtown	1		
	BID			
	Neighborhood Plan	1	Within boundaries of Impact Downtown Plan; DRI Plan	
	<b>Identified Priority</b>			
	Downtown Residential	1		
	Tax Exempt/Vacant	1		
	Identified Catalyst Site	1	Project is directly identified within the Clinton Square DRI Plan	
	Historic Preservation			
	Community Catalyst			
	<b>Identified Growth Area</b>			
	Manufacturing / Distribution			
	Technology			
Hospitality				
Existing Cluster				
Conversion to Residential				
<i>Subtotal</i>	<b>6</b>			
<b>Job Creation</b>	<b>Permanent Jobs</b>			
	3 - 40			
	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 construction jobs	
161 - 240				
> 241				
<i>Subtotal</i>	<b>2</b>			
<b>Investment</b>	<b>Financial Commitment</b>			
	2.5M - 10M	1	\$3.25 M	
	10.1M-17.5M			
	17.6M-25M			
	<i>Subtotal</i>	<b>1</b>		
	<b>Community Commitment</b>			
	MWBE			
	EEO Workforce Utilization			
	Inclusionary Housing			
	Regional Labor	1	Developer commits to utilizing 90% Regional Labor for construction jobs	
	City of Albany Labor			
Apprenticeship Program				
<i>Subtotal</i>	<b>1</b>			
<b>Total:</b>	<b>10</b>	<i>*Must achieve threshold of 10 to qualify for deviation</i>		

<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>Total</b>	<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