

NCIDA Project Type Matrix

Required State Criteria, Material Terms & Suggested Evaluative Criteria

State Required Criteria	Project Type	Material Terms Standard	Evaluative Criteria
<ol style="list-style-type: none"> 1. Extent to which a project will create or retain permanent jobs 2. Estimated value of tax exemptions 3. Amount of private sector investment 4. Likelihood of project being accomplished in a timely fashion 5. Extent of new revenue provided to local taxing jurisdictions 6. Any other misc. public benefits 	<p><u>Industrial,</u> <u>Manufacturing,</u> <u>Warehouse,</u> <u>Distribution</u></p>	<ol style="list-style-type: none"> 1. Create or Retain Jobs 2. Private Sector Investment 3. Local Labor Construction 4. Good Standing Tax Certification 	<ol style="list-style-type: none"> 1. Regional Wealth Creation (% Sales/Customers Outside Area) 2. In Region Purchases (% of overall Purchases) 3. Research and Development Activities 4. Investments in Energy Efficiency 5. Locational Land Use Factors, Brownfields or Locally Designated Development Areas 6. LEED/Renewable Resources 7. Retention/Flight Risk 8. Workforce Access - Proximity to Public Transportation
	<p><u>Agricultural,</u> <u>Food Processing</u></p>	<ol style="list-style-type: none"> 1. Create or Retain Jobs 2. Private Sector Investment 3. Local Labor Construction 4. Good Standing Tax Certification 	<ol style="list-style-type: none"> 1. Regional Wealth Creation (% Sales/Customers Outside Area) 2. In Region Purchases (% of Purchases, from Local Growers) 3. Research and Development Activities 4. Investments in Energy Efficiency 5. Locational Land Use Factors, Proximity to Supporting Local Ag. Production 6. LEED/Renewable Resources 7. Retention/Flight Risk 8. Workforce Access – Proximity to Public Transportation

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<ol style="list-style-type: none"> 1. Extent to which a project will create or retain permanent jobs 2. Estimated value of tax exemptions 3. Amount of private sector investment 4. Likelihood of project being accomplished in a timely fashion 	<p><u>Adaptive Reuse, Community Development</u></p>	<ol style="list-style-type: none"> 1. Private Sector Investment 2. Create or Retain Jobs (if applicable) 3. Local Labor Construction 4. Increased Property Value 5. Good Standing Tax Certification 	<ol style="list-style-type: none"> 1. Distressed Census Tracts 2. Age of Structure 3. Elimination of Slum and Blight 4. Building or Facility Vacancy 5. Redevelopment Supports or aligns with Regional or Local Development Plans 6. Environmental or Safety Issues 7. LEED/Renewable Resources 8. Building or site has Historic designation 9. Site or Structure has delinquent Property or other local Taxes
<ol style="list-style-type: none"> 5. Extent of new revenue provided to local taxing jurisdictions 6. Any other misc. public benefits 	<p><u>Tourism, Including Hotels</u></p>	<ol style="list-style-type: none"> 1. Private Sector Investment 2. Create or Retain Jobs 3. Local Labor Construction 4. Good Standing Tax Certification 5. Regional Wealth Creation (% Sales/Customers Outside Area) 	<ol style="list-style-type: none"> 1. Regional Wealth Creation 2. Proximity/Support of Regional Tourism Attractions/Facilities 3. In Region Purchases, Local Vendors 4. LEED/Renewable Resources 5. Generation of Local Revenues (i.e. Hotel Bed Taxes)

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<ol style="list-style-type: none"> 1. Extent to which a project will create or retain permanent jobs 2. Estimated value of tax exemptions 	<p><u>Retail</u></p>	<ol style="list-style-type: none"> 1. Private Sector Investment 2. Create or Retain Jobs 3. Local Labor Construction 4. Good Standing Tax Certification 	<ol style="list-style-type: none"> 1. Market Study/Goods or Services Not Readily Available, Impact on Existing Businesses (Municipal CEO approval) 2. Regional Wealth Creation 3. Highly Distressed Census Tracts 4. Urban or Town Center Location 5. Elimination of Slum and Blight 6. Alignment with Local Planning and Development Efforts
<ol style="list-style-type: none"> 3. Amount of private sector investment 4. Likelihood of project being accomplished in a timely fashion 5. Extent of new revenue provided to local taxing jurisdictions 6. Any other misc. public benefits 	<p><u>Commercial, Including Back Office, Data, Call Centers</u></p>	<ol style="list-style-type: none"> 1. Private Sector Investment 2. Create or Retain Jobs 3. Local Labor Construction 4. Good Standing Tax Certification 	<ol style="list-style-type: none"> 1. Regional Wealth Creation 2. Supports Local Business or Cluster 3. Retention/Flight Risk 4. LEED/Renewable Resources

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	<p><u>Market Rate and Senior Housing</u></p>	<ol style="list-style-type: none"> 1. Private Sector Investment 2. Create or Retain Jobs 3. Local Labor Construction 4. Good Standing Tax Certification 5. Senior Residents (90% - 60 years of age or older) 	<ol style="list-style-type: none"> 1. Alignment with Local Planning and Development Efforts 2. Urban, Town/Village Center Location 3. Local Official(s) Support 4. Located in Areas that Serve Below Median Income Seniors 5. Ability to Conventionally Finance 6. Provides Specific Senior Amenities (Community Rooms, Health Services etc.) 7. Senior Residents (90% - 60 years of age or older) 50% at or Below Median Income for Community

Recommended Guidelines for Cost/Benefit Ratios by Project Type

Project Type	Recommended Minimum Ratio
Industrial	2.0 to 1.0
Commercial	2.0 to 1.0
Warehouse/Distribution	1.0 to 1.0
Tourism/Hospitality	0.5 to 1.0
Retail	0.5 to 1.0
Housing	0.5 to 1.0
Agriculture	0.5 to 1.0
Recreation	0.5 to 1.0