



CITY OF CLEVELAND
Mayor Frank G. Jackson

Department of Economic Development Vacant Property Initiative

PROJECT EVALUATION

Minimum of 50 points required for project eligibility			Score (Maximum Potential Points subject to change.)		
			Maximum Potential Pts.	Score	Notes
Age of building (date of first building permit)	Check one below:				
80+ years			10		
60+ to 80 years			7		
40+ to 60 years			5		
20 to 40 years			3		
Less than 20 years with loss of 100 or more jobs in last year			5		
Less than 20 years - PROJECT INELIGIBLE			0		
Size of existing building (square feet)	Fill in one below:				
100,000 sf+		sq. ft.	10		
75,000 - 99,999 sf		sq. ft.	7		
50-74,999 sf		sq. ft.	5		
25,000-49,999 sf		sq. ft.	4		
Less than 25,000 sf		sq. ft.	2		
Total vacant sq. ft. in the project building		sq. ft.			
% of property or land that is vacant	Fill in one below:				
100%		sq. ft.	10		
75% -99% - ELIGIBLE PROJECT			7		
74% -40% - ELIGIBLE PROJECT			5		
Less than 40% - PROJECT INELIGIBLE			0		
Period of time building or land had 40% or more vacancy	Check one below:				
3+ years			10		
2-3 years			5		
Less than 2 years & 100 or more jobs were lost			3		
Less than 2 years & less than 100 jobs lost - INELIGIBLE			0		
Project Type (primary use)	Check one below:				
Cuyahoga County Innovation Zone			10		
Manufacturing (including high tech)			10		
Green Office			7		
Senior Rental Housing			7		
Technical Center / Research Laboratories			7		

Mixed Use with Rental Housing			5	
Office			5	
Warehouse/Distribution			3	
Other Commercial			2	
New jobs potential	Check one below:			
200+ FT Equivalent			10	
100-199			7	
50-99			5	
5-49			3	
1-4			1	
On site Job Retention (25 / 50 / 100+ jobs)			2 / 4 / 5	
Total eligible project costs	Check one below:			
\$ 800,000 +			10	
\$ 500,000 - 799,999			7	
\$ 250,000 - 499,999			5	
\$150,000 - \$250,000			3	
Less than \$ 150,000 - PROJECT INELIGIBLE			0	
Leverage of City Dollars	Check one below:			
76% - 100%			10	
51% - 75%			7	
26% - 50%			5	
10% - 25%			3	
Under 10% - PROJECT INELIGIBLE			0	
Annual Tax Impact of Project (use Cuyahoga County Economic Benefit Calculator**)	Check one below:			
Over \$200,000			10	
\$100,000 - \$200,000			7	
\$50,000 - \$100,000			5	
\$10,000 - \$50,000			3	
Under \$10,000			2	
Decreased Tax payments			0	
TOTAL POINTS - minimum 50 points required for eligibility				

Link to County Economic Benefit Calculator

<http://www.development.cuyahogacounty.us/en-US/roicalculator.aspx>