

TIF scoring

Objective scores: Numerically calculated scores, to be calculated by the TIF Coordinator

Subjective scores: Leave more room for interpretation, guidance provided. Scores would be determined by the appropriate staff members.

Scoring: The two scores (Objective and Subjective) shall be calculated and presented separately.

Objective scores:

- 1) **40 pts - TIF Leverage** (% of TIF to estimated incremental value). Points awarded only for project in a TID aged 10 years or less. Decrease of 1 point in score for every 1% of EIV increase over 10%.
- 2) **20 pts - Blight** A project that includes one or more blighted parcels receives 5 points. Projects with no blighted parcels receive 0 points. (NOTE: These points are not counted for or against projects in TIDs where there is no finding of blight)
- 3) **20 points - TID Health** Points awarded only for project in a TID aged 10 years or less, wherein the TID can support 50% or more of the new TIF loan.

Format:

Name (reference) [Responsible division/staff member]: Description

Subjective scores (each category is worth ten (10) points:

- 1) **Fostering the creation and retention of family-supporting jobs and jobs that offer career ladders toward family-supporting jobs** (TIF goal 2) [Economic Development]: Questions to consider: As compared to the size of the TIF loan, is the number of jobs created/retained notably larger than it would be without a TIF loan? Are the jobs permanent? Will the employers allow their employees to collectively bargain? Up to 10, 10 would be for large numbers of jobs
- 2) **Encouraging urban in-fill that changes density consistent with the City Comprehensive Plan and other adopted plans** (TIF goal 4) [Planning]: 10 for consistency with all recommendations, including but not limited to the Comprehensive Plan, neighborhood plan(s), and Madison Sustainability Plan. A low score suggests that any project related rezoning will have difficulty with land use approvals.
- 3) **Assists in revitalization of historic or architecturally significant or deteriorated buildings** (TIF goal 5) [Planning]: 10 would include projects that include rehabilitation that preserves the historic and/or architectural value of all affected buildings and/or reuses/rehabilitates existing structures and extends the lives of those structures. Complete demolition of the site would score 0. Scores between 0 and 10 reflect the balance between rehabilitation, preservation, and demolition and how those benefit the City for a given project.

- 4) **Creating a range of housing options, specifically workforce and affordable housing** (TIF goal 6) [Planning]: 10 points for projects that are mostly affordable and/or workforce housing. Scores below 10 reflect the rough fraction of the project which qualify as affordable or workforce housing. Points may also be given for providing a range of housing options within a project, however high scores should be awarded only for projects that provide a high proportion of workforce and/or affordable housing. {note: this may have the unfortunate side effect of concentrating those housing types}
- 5) **Enhancing transportation options** (TIF goal 7) [Planning]: Reflects the degree to which a project enhances the creation and utilization of connections to mass transit, pedestrian and bike facilities, and shared transit options and the degree to which a transportation demand management plan is to be employed in the completed project. Projects located away from existing transit corridors would require a TDM or some sort of shared transit to receive any points. 10 points should be reserved for projects on major mass transit corridors that work to improve connectivity and utilization of multiple modes of transportation.
- 6) **Promoting superior design and building materials** (TIF goal 8) [Planning]: A 10 should only be awarded for the most exceptional of designs that improve the built environment and use only the highest quality of materials.
- 7) **Promoting sustainability features** (TIF goal 8) [Planning]: All projects should target for LEED silver equivalent at a minimum. 10 points for LEED Platinum equivalent and consistency with the Madison Sustainability Plan. LEED certifications are expensive so demonstrating that a project could achieve those targets is sufficient.
- 8) **Promotes nearby growth and development** () [Economic Development]: Does the project have the potential to catalyze increased property values in the surrounding area? All blight reduction has that potential, 10 points should only be given when the scale and impact of the project are such that the increased activity due to the new project will clearly benefit the surrounding area. {note: there are likely better ways to frame/measure this}