COUNTY OF CLINTON
INDUSTRIAL DEVELOPMENT AGENCY

Housing Incentives at a Glance

PILOT schedules, tax exemptions, and the review process

Up to 12 years
Housing PILOT schedules

8%
Combined State and local sales tax exempted on construction and equipping purchases

About 3 months
Typical review from submission

Your unit mix sets your PILOT schedule

Real property tax exemption in each tax year of the PILOT term. After the last year shown, the project pays full taxes.

Project type	1	2	3	4	5	6	7	8	9	10	11	12
Senior Designated Workforce (15%) Affordable (60%) *12-year schedule*	100%	100%	100%	90%	80%	70%	60%	50%	40%	30%	20%	10%
Workforce (10%) Affordable (40%) *10-year schedule*	100%	90%	80%	70%	60%	50%	40%	30%	20%	10%	0%	0%
Market-Rate *3-year schedule*	75%	50%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Senior Designated
At least 80% of units for renters aged 55 or older

Workforce
10% or 15% of units for renters earning 80% to 100% of area median income (AMI), with no units rented to anyone earning over 120% of AMI

Affordable
40% or 60% of units for households earning 60% of AMI or less, or priced at 70% or less of the area rental rate

How the review works

1. *Apply at least two weeks before a monthly Board meeting*
2. *Initial project presentation to the Board*
3. *Public hearing resolution at the following meeting*
4. *Public hearing in the host community*
5. *Final Board consideration*

Key things to know

- *The CCIDA can consider a PILOT agreement, a sales and use tax exemption, and a mortgage recording tax exemption. Any assistance is subject to the Agency's application, review, and approval process.*
- *The affected school district decides whether to join the PILOT or receive its payment through a Host Community Agreement. The Agency asks for that decision within 60 days of introducing the project team to the district.*
- *The sales and use tax exemption covers purchases for the initial construction and equipping of the project.*
- *The mortgage recording tax exemption applies to a project's initial financing when the Agency holds a leasehold interest and joins in the mortgage.*
- *Each application must explain why the project needs the assistance. A development budget and operating pro forma are recommended.*
- *Costs include a $1,500 non-refundable application fee ($750 of it applied to closing costs), a 0.75% Agency fee at closing, and all CCIDA legal costs.*
- *The application becomes a public document once submitted, so mark any proprietary information.*

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Terms are set by the CCIDA Uniform Tax Exemption Policy and may change by Board action. The application and fee schedule are on the CCIDA website.