

Site Based Project Evaluation

Instructions: Using the drop down menu in the grey boxes, select the points and multipliers for the project. Clicking a grey box will cause an arrow to appear; clicking the arrow will show a dropdown menu where you can select options.

Project Name: Mark Twain TowerProject Type: Site Based - ResidentialScore: 60

PART I - JOB CREDIT SCORE

The Job Credit Score is based on the number of indirect jobs (such as construction) created and the voluntary payment of prevailing wage.

NOTE: A maximum of **15 points** is possible in this section.

(a) Job Points - Number of indirect jobs created or retained by the project.

Point Value: 5

Jobs Created or Retained	Point Value
2 - 40	2
41 - 85	3
86 - 200	4
200+	5

(b) Construction, reconstruction, or major repair of any fixed work at project site involves the payment of prevailing wage (15 pts)

NO 0

NOTE: Projects are only eligible if the payment of prevailing wage is done voluntarily and not as a statutory requirement.

TOTAL Point Value for Part I: 5

PART II - CAPITAL INVESTMENT IMPACT

The amount of real property investment over the first 10 years of the project corresponds to the point values below.

Total Investment	Point Value
\$0 - \$5 M	10
\$5 M - \$15 M	15
\$15 M - \$30 M	20
\$30 M - \$75 M	25
\$75 M+	30

Point Value: 25

TOTAL Point Value for Part II: 25

PART III- GEOGRAPHY

Is the project located in a distressed census tract within Kansas City, Missouri as indicated below?

NOTE: A maximum of 25 points in this section (one category only).

Option A Non-Distressed Census Tract (0 points)

Option B Distressed Census Tract: defined as Income < 80% AMI or Poverty > 20% (15 pts)

Option C Severely Distressed Census Tract: defined as Income < 60% AMI or Poverty > 30% or Unemployment > 1.5 times U.S. Rate (20 pts)

Option D Continuously Distressed: defined as severely distressed for 10 Years or more (25 pts)

Yes or No?

YES 0NO 0NO 0NO 0

TOTAL Point Value for Part III: 0

PART IV- SITE REMEDIATION FACTORS

A maximum of **20 points** possible. Check "yes" for all that apply.

(a) Environmentally sustainable certified construction: LEED Platinum or Gold OR Passive House Certification (5 pts)

Yes or No?

NO 0

(b) Project involves Historic Restoration and/or Preservation (10 pts)

YES 10

(c) Project involves Brownfield Remediation (5 pts)

NO 0

(d) Project involves infill development (5 pts)

YES 5

(e) Project site has one (5 pts) or two (10 pts) of the following conditions:

i) Property (or majority of leasable space) has been vacant for over three years

YES 5

ii) Taxable value of property has decreased over past 5 years

N/A 0

iii) Property is being converted from obsolete use

YES 5

NOTE: Projects are NOT eligible if the blighted condition is a result of the ownership of the present owner.

Point Value: 10

TOTAL Point Value for Part III: 20

NOTE: Fill out either, not both, Part V(a) Commercial/Retail or IV(b) Residential based on the primary use of the project being evaluated.

PART V(a) - PROJECT ENHANCEMENTS for COMMERCIAL/RETAIL PROJECTS

A maximum of **10 points** possible. Check "yes" for all that apply.

		Yes or No?	
(a)	Owner occupied facility (5 pts)	NO	0
(b)	Provides Food Access in a designated Food Desert area (10 pts)	N/A	0
(c)	Project is projected to generate net new sales tax (5 pts)	N/A	0

TOTAL Point Value for Part IV: 0

PART V(b) - PROJECT ENHANCEMENTS for RESIDENTIAL PROJECTS

A maximum of **10 points** possible. Check "yes" for all that apply.

		Yes or No?	
(a)	Project improves and/or increases the supply of affordable housing or public housing (10 pts)	NO	0
(b)	Includes accessibility features to accommodate residents with special housing needs (i.e. ADA compliant) (5 pts)	N/A	0
(c)	Increases the availability of transitional and/or permanent housing for homeless persons, veteran housing, or victims of domestic abuse (5 pts)	NO	0
(d)	Accessible by multiple modes of transportation (bus, rail, walking, biking) (5 pts)	YES	5
(e)	Located in proximity to public services and retail establishments (5 pts)	YES	5

TOTAL Point Value for Part IV: 10

TOTAL SITE-BASED SCORE (Out of 100 Possible Points):

60

Score	Not Recommended	Low Impact	Standard Impact	High Impact
Impact	0 – 29	30 – 49	50 – 74	75 – 100