

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: **3110 Troost & 3130 Troost**

doc. #214095

Project Type: **a Based - Commercial/Retail**Score: **64**

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: **4**

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

86 fte + 24 const.

- (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: **4**

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

\$3,329,742

Point Value: **10****TOTAL Point Value for Part II:** **10**

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?

NO
NO
NO
YES **25**

TOTAL Point Value for Part III: **25**

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)
 (b) Project involves Historic Restoration and/or Preservation (10 pts)
 (c) Project involves Brownfield Remediation (5 pts)
 (d) Project involves infill development (5 pts)
 (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
 ii) Taxable value of property has decreased over past 5 years
 iii) Property is being converted from obsolete use

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

Yes or No?

NO **0**
YES **10**
N/A **0**
YES **5**

YES **5**
N/A **0**
YES **5**

Point Value: **10****TOTAL Point Value for Part IV:** **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)	NO	0
(c)	Project is projected to generate net new sales tax (5 pts)	YES	5
TOTAL Point Value for Part IV:			5

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)	N/A	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)	N/A	0
(e)	Located in proximity to public services and retail establishments (5 pts)	N/A	0

TOTAL Point Value for Part IV: 0

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

64

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