

## 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: 14th & Agnes artist studios

Project Type: Site Based - Commercial/Retail

Score: 62

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### 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: 2

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

2 jobs

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

N/A 0

**TOTAL Point Value for Part I:** 2

### 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.

**NOTE:** A maximum of **30 points** is possible in this section for commercial/retail projects

\$470,000

| Total Commercial Investment | Commercial Points | Total Residential Investment | Residential Points |
|-----------------------------|-------------------|------------------------------|--------------------|
| \$0 - \$5 M                 | 10                | \$0 - \$3 M                  | 5                  |
| \$5 M - \$15 M              | 15                | \$3 - \$15 M                 | 10                 |
| \$15 M - \$30 M             | 20                | \$15 - \$40 M                | 15                 |
| \$30 - \$75M                | 25                | \$40 M+                      | 20                 |
| + \$75M                     | 30                |                              |                    |

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?

N/A

N/A

N/A

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)

Yes or No?

N/A

0

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

N/A

0

(c) Project involves Brownfield Remediation (5 pts)

N/A

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 IV:** 15

**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.

|     |  |            |     |    |
|-----|--|------------|-----|----|
| (a) | Owner occupied facility (5 pts)                                | Yes or No? | N/A | 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 (10 pts)    |            | YES | 10 |

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

**PART V(b) - ADDITIONAL RESIDENTIAL PROJECT FACTORS**

Project provides a percentage of units of affordable housing for certain targetted populations as indicated below

**NOTE:** A maximum of **25 points** in this section (check all that apply).

|    |   |     |   |
|----|---|-----|---|
| 1) | Minimum of 10% Affordable At or Below 40% AMI (20 Points) | N/A | 0 |
| 2) | Minimum of 10% Affordable At or Below 60% AMI (15 Points) | N/A | 0 |
| 3) | Minimum of 10% Affordable At or Below 80% AMI (10 Points) | N/A | 0 |
| 4) | Minimum of 10% Affordable At or Below 100% AMI (5 Points) | N/A | 0 |
| 5) | At or above 20% of units are 100% AMI or below (5 points) | N/A | 0 |

0

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

62

| Score       | Not Recommended | Low Impact | Standard Impact | High Impact |
|-------------|-----------------|------------|-----------------|-------------|
| Commercial/ | 0 – 29          | 30 – 49    | 50 – 74         | 75 – 100    |
| Residential | 0-27            | 28-53      | 54-80           | 81-105      |