

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: **2201 Lexington Avenue - mixed-use**

Project Type: **Site Based - Residential**

Score: **52**

doc. #225421

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 | 30 const. |
|--------------------------|-------------|-----------|
| 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**

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

| Total Commercial Investment | Commercial Points | Total Residential Investment | Residential Points | Point Value: |
|-----------------------------|-------------------|------------------------------|--------------------|--------------|
| \$0 - \$5 M | 10 | \$0 - \$3 M | 5 | 10 |
| \$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 | | | |

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?

NO **0**

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

NO **0**

- (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 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.

| | | | |
|-----|--|------------|----|
| | | 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 (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):

52

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