

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: **3000 Troost**Project Type: **Site Based - Residential**Score: **90**

doc. #225355

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

35 new & 320 const.

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

YES **15**TOTAL Point Value for Part I: **15**

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

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		

\$22.5 Million

Point Value: **15**TOTAL Point Value for Part II: **15**

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)
 (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

Yes or No?

N/A

0

N/A

0

N/A

0

YES

5

YES

5

N/A

0

YES

5

Point Value: **10**

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

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)	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)	N/A	0
TOTAL Point Value for Part IV:			0

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)	YES	10
4)	Minimum of 10% Affordable At or Below 100% AMI (5 Points)	YES	5
5)	At or above 20% of units are 100% AMI or below (5 points)	YES	5
All 132 units affordable at 70% AMI			20

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

90

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