

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: **Blue Hills Townhomes**

Project Type: **Site Based - Residential**

Score: **79**

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	2 new
41 - 85	3	
86 - 200	4	2 new & 85 const.
200+	5	

- (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: **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.

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			

\$14.4 Million

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)
- (b) Project involves Historic Restoration and/or Preservation (10 pts)
- (c) Project involves Brownfield Remediation (5 pts)
- (d) Project involves infill development (5 pts)

Yes or No?

N/A **0**

N/A **0**

N/A **0**

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
- ii) Taxable value of property has decreased over past 5 years
- iii) Property is being converted from obsolete use

YES **5**

YES **5**

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)		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)	7 Of 45 aff. @30% AMI	YES	20
2)	Minimum of 10% Affordable At or Below 60% AMI (15 Points)	45 of 45 aff. @60% AM	YES	15
3)	Minimum of 10% Affordable At or Below 80% AMI (10 Points)	45 of 45 aff. @60% AM	YES	10
4)	Minimum of 10% Affordable At or Below 100% AMI (5 Points)	45 of 45 units @mkt. rate (at or below 100% mkt. rents	YES	5
5)	At or above 20% of units are 100% AMI or below (5 points)		YES	5
				25

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

79

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