


Appendix 7-A

Public Benefits Table

19-03025PZ - The Public Benefits Table has been received, reviewed, and appears to meet the requirements. A Temporary Certificate of Occupancy (TCO) hold will be placed on each unit. In order for any TCO to be issued, all donations identified in the Public Benefits Table must be received by the City of Asheville prior to the issuance of a TCO. The process for submitting donations shall be forwarded to you at a later date.

Hotel Location & Size		Points Requirement				Hotel Location & Size		Points Requirement			
Urban (CBD/Biltmore Village/RAD)						Suburban (outside CBD/Biltmore Village/RAD)					
35 rooms and under		140 points				35 rooms and under		100 points			
36-80 rooms		180 points				36-80 rooms		130 points			
81+ rooms		220 points				81+ rooms		160 points			



THE CITY OF ASHEVILLE
Zoning Approved Plans
Haywood Boutique-Public Benefits
governmentservices

See permit for all conditions associated with this approval. A copy of these plans shall be available on the job site.

Topic	Action	Points																Notes	
		-50	-20	10	20	30	40	50	60	70	80	90	100	110	120	140	180		210
Group 1																			
Only 1 may be selected	Adaptive reuse of historic building																		As per the Secretary of Interior standards.
	One Green Globe																		
	LEED Certified																		
	LEED Silver/Two Green Globes																		
	LEED Gold/Three Green Globes																		
	LEED Platinum/Four Green Globes																		
	Net Zero Building																		
Group 2 - AT LEAST 50% OF REQUIRED POINTS MUST COME FROM THIS GROUP																			
Only 1 may be selected	Affordable Housing/Reparations - Option #1																		\$3,000/room to the city's Housing Trust Fund (HTF) or Reparations Fund
	Affordable Housing/Reparations - Option #2																		\$4,000/room to the city's Housing Trust Fund (HTF) or Reparations Fund
	Affordable Housing/Reparations - Option #3																		\$6,000/room to the city's Housing Trust Fund (HTF) or Reparations Fund
	Affordable Housing - Option #4																		Production of newly constructed affordable for-sale housing at a rate of 0.1/room at 80% AMI permanently affordable (~\$240,000 as defined and updated by the city)
	Affordable Housing - Option #5																		Production of newly constructed affordable for-sale housing at a rate of 0.2/room at 80% AMI permanently affordable (~\$240,000 as defined and updated by the city)
Group 3																			
Only 1 may be selected	Employee Owned Business																		Certified EO (www.certifiedeo.com)
	Living Wages with Inclusive Hiring																		To be in place within 3 months of certificate of occupancy
	B Corp Certification																		
	Transportation benefit *																		* Only available if providing living wages
	Supporting MWBE																		\$600/room contribution to the city
Urban only	Contracting with MWBE																		
	Neighborhood improvement																		\$300/room contribution to the city
	Public art																		\$300/room contribution to the city
	Outdoor public plaza - Option #1																		On-site. Min size: 5% of parcel. Must comply with UDO Sec 7-11-4(f)(2)
	Outdoor public plaza - Option #2																		On-site. Min size: 10% of parcel. Must comply with UDO Sec 7-11-4(f)(2)
	Structured public parking - Option #1																		Public parking 25% of rooms. On- or off-site
	Structured public parking - Option #2																	Public parking 50% of rooms. On- or off-site	
Group 4																			
	Demolition of historic structure																		
	Displacement of business/housing																		Per business/housing unit displaced within the previous or projected 24 months

