

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	



Topic	Action	Points															Notes
		-50	-20	10	20	30	40	50	60	70	80	90	100	110	120	140	

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
	Contracting with MWBE																		
	Neighborhood improvement																		\$300/room contribution to the city
Urban only	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