



# **City Manager's Development Forum Fall 2015 Friday, November 20<sup>th</sup> US Cellular Center Banquet Hall**

**11:30 Lunch & Networking**  
**12:00-12:45 Presentation**  
**12:45-1:00 Question & Answer Session**

---

- 11:30**      **Light Lunch Served**
- 12:00**      **Welcome & Introductions** - Gary Jackson  
Wayne Clark, Director of Development Services  
Jade Dundas, Director of Water Resources  
Tammy Hooper, Chief of Police  
Todd Okolichany, Director of Planning and Urban Design  
Amber Weaver, Sustainability Officer
- 12:10**      **Development Services Department Update** – Jason Nortz
- 12:15**      **Simplicity** – Scott Barnwell
- 12:25**      **Land Use Incentive Grant Revised Policy** – Christopher Hnatin
- 12:35**      **Start-Up in a Day** – Shannon Tuch
- 12:45**      **Closing** – Gary Jackson  
A. Comments  
B. Audience Question & Answer Session
- 1:00**      **Adjourn**

# ASHEVILLE



## Development Services Department

### Building Permits & Development Activity



## Permits & Construction Value

January to October 2015

Total Permits	Total Construction Value
2,743	\$395,661,507



## Permits & Construction Value

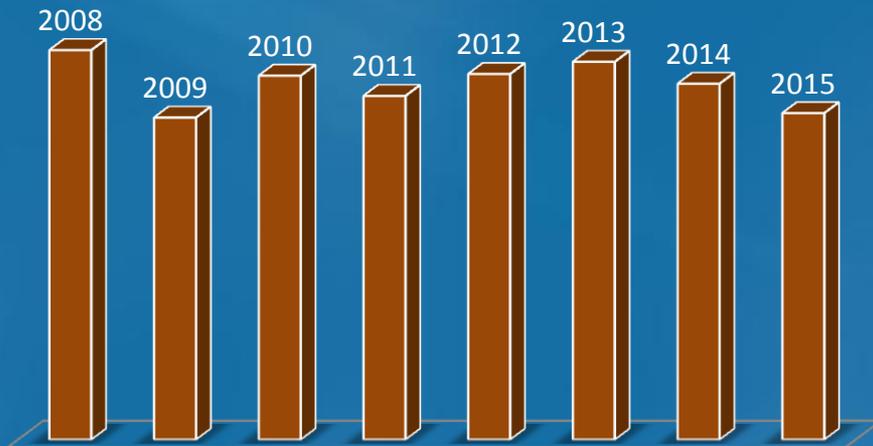
January to October 2014

Total Permits	Total Construction Value
2,606	\$282,108,336

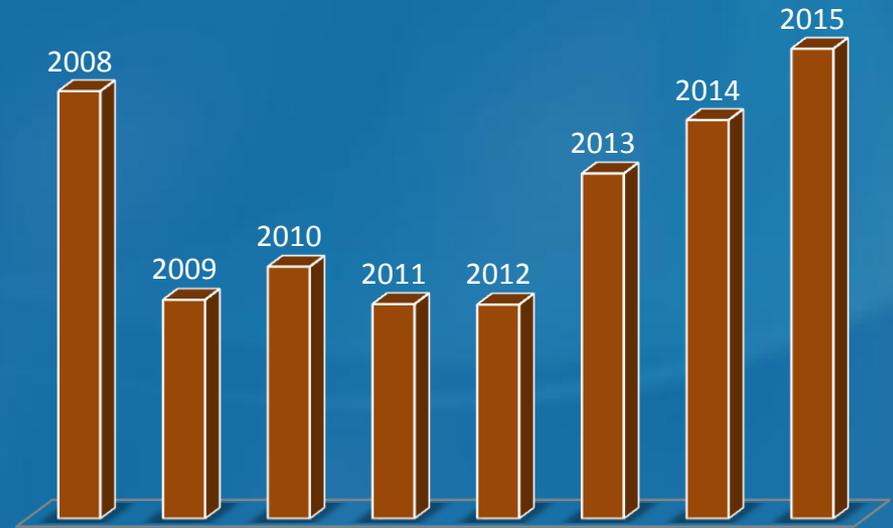
# ASHEVILLE



## Permits Issued 2008 – 2015



## Construction Value Assessed 2008 – 2015





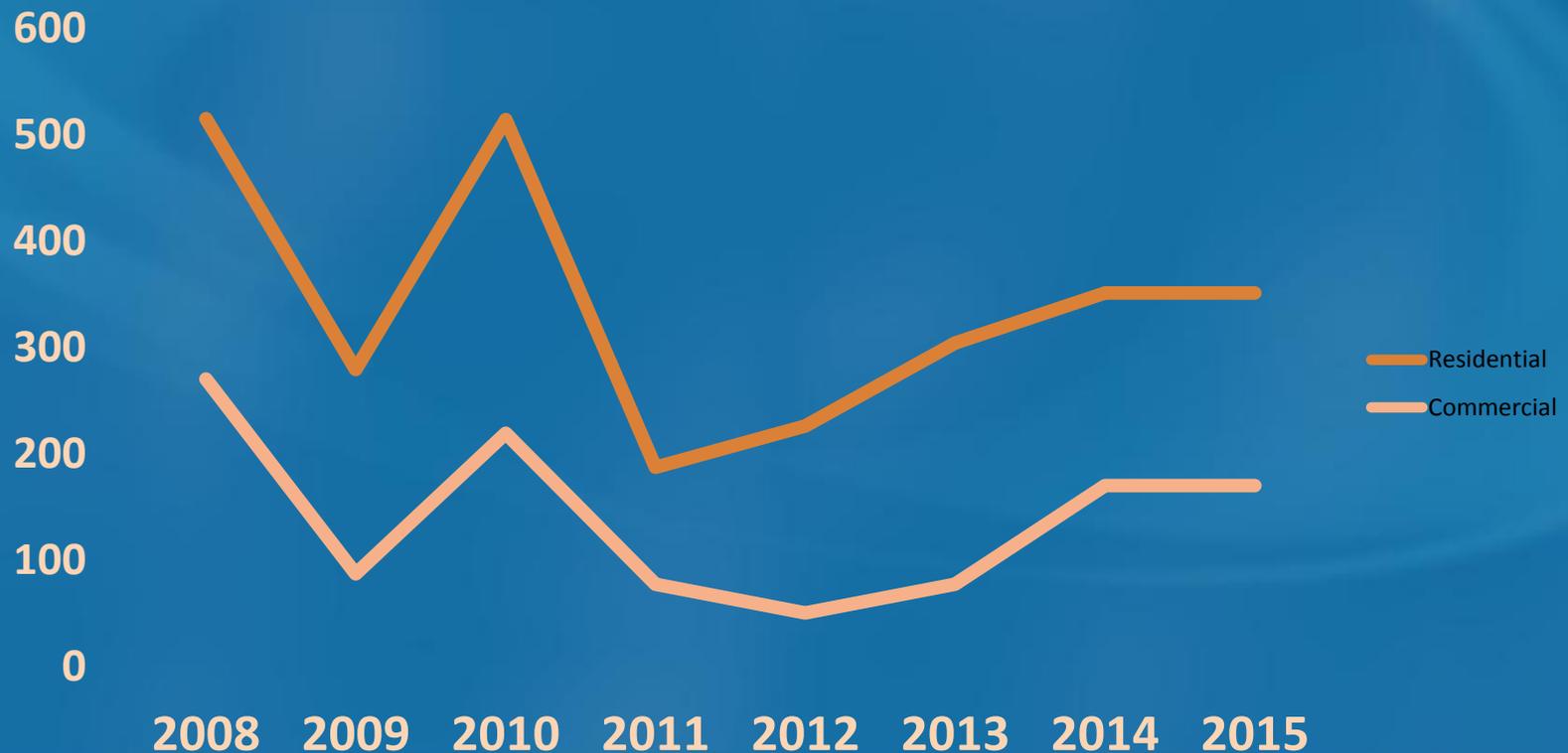
## Inspections January to October

2014	2015
30,295	32,931

# ASHEVILLE



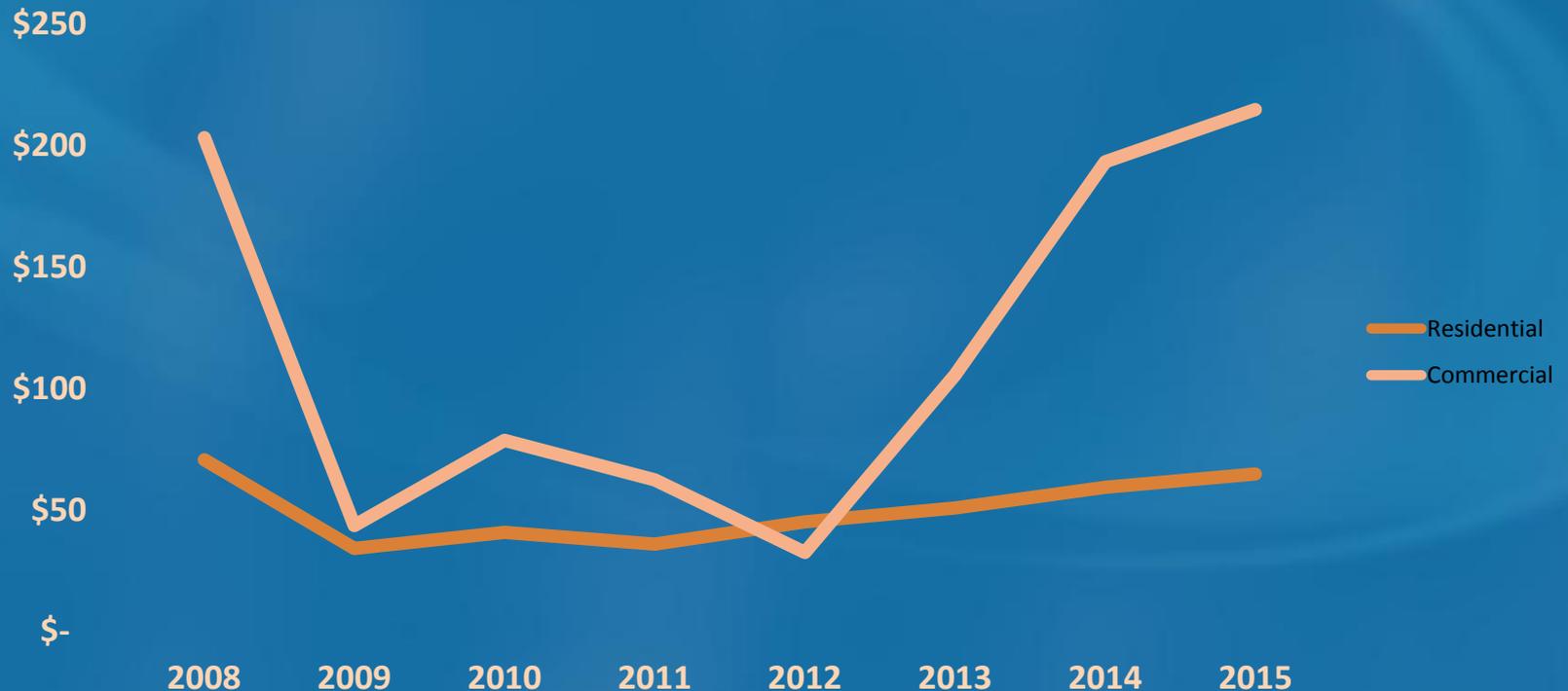
## New Construction Permits 2008 - 2015



# ASHEVILLE



## New Construction Value 2008 - 2015





## Work Plan

- Schedule
- Staffing
- Customer Service
- Organizational Health
- Performance Management
- Permitting Software

# ASHEVILLE



Open 5 Days/Wk

8:30 AM - 5:00 PM



## Staffing

- 2 Building Inspectors
- 1 Permit Facilitator
- 2 Plans Reviewers
- 1 Business Service Specialist
- 1 DRS – Homestays/STRs
- New Director



## Customer Service

- eClipboard System
- Early Assistance
- Appointment Based Submittals



## Permitting Software Accela

- 11 permit types available online
- 9 additional permit types by end of fiscal year
- Developing metrics for performance management



## Development Customer Advisory Group

- Assisting DSD with Mayor's Task Force Recommendations



# Land Use Incentive Grant (LUIG) Revisions

Chris Hnatin  
Community and Economic Development  
Community Development Division  
City Manager's Forum  
11/20/2015



# What is LUIG?

- Policy that provides incentive grants to encourage development that fulfill important purposes of City of Asheville
  - Sustainability
  - Affordable and Workforce Housing
- Current Policy Addresses
  - Long term affordability
  - Location Efficiency
  - Brown Field Redevelopment



# Policy History

- Originally adopted in November 2010
- Amended in 2011, 2012, 2014, and 2015
  - Eligible geographical area
  - Align with statute and hold City harmless
  - Align with strategic plan and affordable housing need
- First 3 years minimally used, but now it is being used more often



# Revisions Process

- Review
  - Housing and Community Development Committee (HCD) and Planning and Economic Development Committee (PED)
  - Affordable Housing Committee (AHC)
  - Developers and Advocates
  - City Attorney
  - City Council and Mayor



# Policy Objective

Focus on Affordable Housing



# LUIG Key Changes

- Added reference to NC General Statute
- No waiver eligibility
- Must be affordable for 15 years
- “Workforce” redefined as leased to persons earning 100% AMI or less
- Allows developer to define eligible location – removes ¼ mile distance to major corridors
- No Energy Star or green building requirement
- Elimination of points for mixed-use development



# LUIG Key Changes

- Elimination of brownfield development points, but statement of flexibility for extension with brownfields grant
- Increases in point system
  - Up to 100 points for affordable housing
  - Long term affordability
  - Superior Location
- Clarity in rent increases
- Maximum grant term to 15 years
- Process and reporting more clearly defined



# Current Eligibility

- Must consist of three (3) or more dwelling units for rent.
- 10% of the units must meet the affordability standards set by the City of Asheville for households earning 80% or less of the Area Median Income.
- Affordability period for at least 15 years.
- Must be located inside the city limits.
- Must be located to provide residents convenient access to jobs, schools and services. The applicant may make the case for convenient access.



# Key Benefits

- For each 10 points, the qualifying project is eligible for a 1 year grant equal to the City of Asheville property tax that results from the increase in value due to the development.
- For each 10 points, the project is eligible for a 10% reduction in City of Asheville building permit fees.
- 15 year Maximum benefit



# Evaluation

- Eligibility criteria must be met to apply
- Application submitted to staff
- Point system is a guide for City Council
  - # of Affordable units
  - # of Workforce housing
  - Location efficiency
  - Long term affordability
- Council's decision is discretionary



Questions?  
**THANK YOU.**