THE CITY OF ASHEVILLE

Staff Report

City Council Meeting: April 14, 2020

Subject: Fee Waiver Request - AHOPE Renovations, Homeward Bound

Staff Resource(s): Sam Powers, CED Director
Paul D'Angelo, CD Program Director
Andrew Mayronne, CD Analyst

Action Requested: Approval of a Fee Rebate/Waiver Request for the AHOPE Day Center Renovations for Homeward Bound.

Review:

- Homeward Bound submitted architectural drawings for the rehabilitation of their day center "AHOPE" at 19 N Ann Street, Asheville 28801. At this location, Homeward Bound provides services such as showers, bathroom facilities, mail, common areas among others to as many as 180 people daily who are experiencing homelessness.
- Homeward Bound has owned and operated this building for decades and it is now in need of a complete rehabilitation. The work to be done includes a new and bigger bathroom and shower facilities, to include a total of 6 showers, over 300 lockers for client storage, nap rooms, phone charging stations, common areas, mailroom, meeting rooms, offices and other spaces for various services.
- Since 1987, Homeward Bound, a non-profit 501 (c) 3 organization (Initially Hospitality House) has been working diligently to help members of our community experiencing homelessness find housing and access many other necessary community services.
- As a non-profit, Homeward Bound is requesting a Fee Rebate or Waiver from the Community Development Division / Development Services Department for the rehabilitation work to occur at AHOPE to assist with their budget and to fulfill their mission.

Proposal:

- In the Fee Rebate Policy updated on October 22, 2019, Resolution #19-244, the Affordable Housing Minimum Requirements to Qualify for a 100% grant rebate on the affordable unit as it pertains to this AHOPE Renovation -
    - The proposed development must be within Asheville City limits.
    - Affordability where at least 20% of the units target individuals & families under 30% AMI or those homeless or in danger of being homeless, i.e. taking an individual or family off the Homeless By-name List.
    - A project can be either new construction or rehabilitation.
- Under Additional Guidance & Underwriting, Housing Types in the Policy -
    - All housing types will be considered, including rental units and homeownership units, condos, townhomes & single-family homes. Other housing types may be considered upon request.
- Under Fee Waivers in the Policy -
    - Certain Fees eligible for rebates as described above, may be waived upfront on a case by case basis based on a developer's affordable housing experience and demonstrated financial need of the project upon approval by City Council. Fees related to utilities funded by enterprise funds (i.e. water) may not be waived.
- City Staff agrees that AHOPE should be considered as a Housing Type as it provides daily housing services to our most in need population, our homeless and in danger of being homeless.
- City Staff agrees that AHOPE meets all of the qualifications for a 100% rebate based on the Fee Rebate criteria noted above as it would pertain to a rehabilitation.
- City Staff recommends that AHOPE be considered for a Fee Waiver based on the fact that they qualify for a 100% fee rebate, that have demonstrated a financial need for the project that justifies a waiver and based on Homeward Bound's Affordable Housing & Homeless experience.

Council Goal(s):

- Quality Affordable Housing
- An Equitable and Diverse Community

Committee(s):

- None

Pro(s):

- The proposed rehabilitation will continue to provide daily housing services to our most vulnerable population;
- The proposed rehabilitation charges no daily housing charge;
- Homeward Bound uses the “Housing First” national best practice to end homelessness, in line with the City of Asheville’s Community Development Division and our Continuum of Care Grant.
- AHOPE is often the only place that people who live outside and are homeless can go for services.
- AHOPE serves as a hub of information and connection to other community resources to assist our homeless population.
- Approving the fee waiver for this rehabilitation will allow AHOPE to remain open, expand and improve services for the homeless population, and continue to remain an asset and resource to our homeless population.

Con(s):

- None noted

Fiscal Impact:

- Fee Rebates had a limited budget of $85,000 for Fiscal Year 19/20 which have been depleted. Fees associated with this rehabilitation are estimated at approximately $12,000, not to exceed $15,000. With a Council approved waiver, the Department of Development Services would receive no fees from this project and the Fee Rebate budget would not be affected.

Suggested Motion:

- Motion to approve a fee waiver for the rehabilitation of Homeward Bound’s AHOPE Day Center.

Attachment(s)

- Resolution
- Fee Rebate Application
- Homeward Bound AHOPE Request Letter
- Homeward Bound AHOPE Site Plan

RESOLUTION NO. 20-_____

RESOLUTION APPROVING A FEE WAIVER FOR AHOPE'S SHELTER REHABILITATION PROJECT LOCATED AT 19 NORTH ANN STREET (HOMEWARD BOUND) AND AUTHORIZATION FOR CITY MANAGER TO EXECUTE ANY DOCUMENTS NECESSARY FOR THIS APPROVAL

WHEREAS, The City of Asheville has the authority pursuant to N.C. Gen. Stat. §160A-456 to appropriate and expend funds for community development programs and activities, including programs of assistance and financing of construction and rehabilitation of private buildings principally for the benefit of low and moderate income persons; and

WHEREAS, the City Council of Asheville adopted a Fee Rebate Policy on October 22, 2019, Resolution #19-244, in order to encourage the development of housing for persons of low and moderate income, and the adopted Policy provides that certain fees eligible for rebates, may be waived upfront on a case by case basis based on a developer's affordable housing experience and demonstrated financial need of the project upon approval by City Council; and

WHEREAS, Homeward Bound has requested to be considered for either a Fee Rebate or Fee Waiver under the City's adopted Fee Rebate Policy to assist with a major rehabilitation of their day center, "AHOPE", located at 19 N. Ann Street, Asheville 28801. At this location, Homeward Bound provides services such as showers, bathroom facilities, mail, common areas among others to as many as 180 people daily who are experiencing homelessness. The project will create new and bigger bathroom and shower facilities, to include a total of 6 showers, over 300 lockers for client storage, nap rooms, phone charging stations, common areas, mailroom, meeting rooms, offices and other spaces for various services; and

WHEREAS,City Staff agrees that this rehabilitation of AHOPE by Homeward Bound meets the fee rebate policy criteria as it serves and targets individuals & families under 30% AMI or those homeless or in danger of being home and is much needed housing type that provides daily housing services to our most in need population, our homeless and in danger of being homeless; and

WHEREAS, City Staff recommends that Homeward Bound be considered for a Fee Waiver for its AHOPE rehabilitation project based on the fact that it qualifies for an 100% fee rebate, and based on Homeward Bound's significant experience serving the homeless population and providing affordable housing as well as the demonstrated a financial need for this project; and

WHEREAS, the City Council of the City of Asheville agrees that a Fee Waiver is justified for the AHOPE rehabilitation project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The Asheville City Council hereby approves a Fee Waiver to Homeward Bound to support the rehabilitation of the AHOPE project at 19 North Ann Street in downtown Asheville. The estimated fee waiver is estimated to be valued at approximately $12,000 to $15,000. The

City Manager is hereby authorized to execute any and all documents necessary to give effect to this Resolution.

Read, approved and adopted this 14th day of April, 2020.

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CITY CLERK MAYOR

Approved as to form:

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CITY ATTORNEY