



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

MEMORANDUM

October 9, 2023

TO: Mayor and Board of Commissioners

FROM: Debora P. Díaz, Town Manager

REF: New Business

1. Educator housing project – request by Dare Education Foundation for reduction or waiver of Site Plan, Building Permit Review, and System Development Fees for affordable educator housing project (Attached NB-1)

Following a \$1,000,000 funding commitment from Dare County, the Dare Education Foundation (DEF) plans to construct an eight or 10 multi-unit residential building for long-term educator housing at 800 Eighth Avenue. This apartment building would be in addition to the three existing educator housing units at the complex, which were completed in 2008. At the time of the original development, the Board of Commissioners approved waiving the Site Plan, Building Permit Review, and System Development Fees, and established the following policy:

“[I]t [is] the policy of the Town of Kill Devil Hills to waive certain fees associated with workforce housing and that the waiver of those fees be implemented as requested for the teacher housing proposed by the Dare Education Foundation’s request to include the site plan review fee, building permit fee, and initial water hookup fees.”

Town Clerk Michael O’Dell’s meeting memorandum provides an overview of the project, its history, and details the outcome of the DEF’s request in 2007 that the Board of Commissioners reduce or waive applicable Site Plan, Building Permit Review, and System Development Fees for this project. The anticipated fees, which have been estimated below, are based upon a structure with identical square footage to the existing units:

• <u>Site Plan Fees</u> (apartment buildings) – 9,486 sq. ft. x \$.50 per foot (assuming no additional parking required)		\$ 4,743.00
• <u>Building Permit Review Fees</u> – 9,486 sq. ft. x \$.80 per foot		\$ 7,588.80
• <u>System Development Fees</u> – (multi-family) \$6,000 per unit	(8 units)	\$48,000.00
	(10 units)	\$60,000.00
TOTAL for potential waiver	(8 units)	\$60,331.80
	(10 units)	\$72,331.80

Board consideration is requested, and a motion would be in order if the Board deems appropriate.



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TO: Debbie Díaz, Town Manager
FROM: Michael O'Dell, Town Clerk *juo*
DATE: 10/09/2023
SUBJECT: 800 Eighth Avenue – Dare Education Foundation

The Dare Education Foundation (DEF) has made a request for the Board of Commissioners to consider the possibility of waiving fees for the construction of an additional multi-unit residential unit at 800 Eighth Avenue for educator housing. Although the complex's original site plan consisted of four buildings, only three were constructed in 2008. DEF reports that it has received an offer of \$1,000,000 in funding from Dare County to construct this last unit at the complex, and has requested a waiver of fees similar to the one originally granted by the BOC in 2007.

Background

At its November 14, 2007, meeting, the Board of Commissioners included the following under New Business:

- 6. Dare Education Foundation – request for reduction or waiver of fees for affordable teacher housing project.

Through motion, the BOC established the following policy:

“[I]t [is] the policy of the Town of Kill Devil Hills to waive certain fees associated with workforce housing and that the waiver of those fees be implemented as requested for the teacher housing proposed by the Dare Education Foundation's request to include the site plan review fee, building permit fee, and initial water hookup fees.”

Description

The three existing structures at Eighth Avenue are two-story, 8-unit buildings, 9,486 square feet (4,743 sf per floor). The project engineer has shared that the proposed project may have a few one-bedroom units introduced, which would change the building to 10 units. If the proposed project is the same square footage as 2008, the building will require 16 parking spaces; however, 68 parking spaces were constructed in the complex originally in anticipation of the future

O'Dell, Michael

From: Diaz, Debbie
Sent: Wednesday, September 6, 2023 3:05 PM
To: O'Dell, Michael
Subject: FW: Teacher Housing Expansion Request

From: Dare Education Foundation <dareeducationfoundationed@gmail.com>
Sent: Wednesday, September 6, 2023 2:15 PM
To: Diaz, Debbie <debbie@kdhnc.com>
Subject: Teacher Housing Expansion Request

Hi Debbie, I just realized my email to you didn't go through, so I'm sending this from a different account. Sorry for the delay! I absolutely understand if it needs to wait until a later meeting date as a result.

Per the conversation, I'm following up with a request for an upcoming KDH Commissioners meeting.

Here's a description of the request:

In 2008, the Dare Education Foundation and Dare County Schools partnered to build and support teacher housing at Run Hill Ridge, 800 8th Avenue in Kill Devil Hills. A fourth building was not constructed when the project was first designed for the Board of Education-owned property in 2008. Waitlists for apartments are typically over 25 people long, with affordable housing availability being cited as our teachers' number one retention priority.

Our County Board of Commissioners offered us \$1,000,000 to construct the additional building, and we're excited to launch into the early phases of planning. Kill Devil Hills Commissioners approved pro bono permitting reviews and town inspections during the initial project. We are a non-profit organization dedicated to providing resources that improve educational resources available to our public schools, and anyway that we can reduce the project cost will make it closer to reality and allow us to fulfill our mission. We request that the Commissioners consider extending a similar benefit as we work to provide essential housing to support teacher recruitment and retention.

Sincerely,
Barbara Davidson, Ed.D.
Executive Director
barbara@dareeducationfoundation.org
252-255-5545
PO Box 959
Kitty Hawk, NC 27949
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