

HISTORIC WILKESBORO SCHOOL



Project: HISTORIC WILKESBORO SCHOOL
Wilkes County, North Carolina
41 dwelling units plus related commons and amenities
Construction Start late 2010
Initial Occupancy 2011

Overview: This project will involve the rehabilitation of a historic elementary school in the Town of Wilkesboro to construct 41 apartments providing affordable housing for the elderly and disabled (age 55 and older). The building will become listed on the National Register of Historic Places. The school will be completely renewed to include 10 one-bedroom and two-bedroom apartments, a community meeting room with a kitchen, and office and meeting space. A new building is to be constructed behind the school, echoing its historic architectural features, which will contain 31 additional one-bedroom and two-bedroom units. There will be laundry facilities and common seating areas with computer room, craft room and accessible restrooms.

Site: The two acre site will also be significantly upgraded. Improvements will include community gardens, a gazebo, exterior courtyards and walkways to downtown businesses and shopping. More than ample parking is being developed to provide for other public use.

Affordability: All units will have affordability through Housing Choice Vouchers from Northwestern Regional Housing Authority, ensuring that residents pay no more than 30% of their adjusted family income. All residents

are offered financial literacy and health options along with a variety of other supportive services along with a range of educational and recreational opportunities.

Benefits to the Community:

- Full project financing without looking to local government funds
- Fair purchase price to local government for land and building
- Return property to ad valorem tax books
- Revitalize through economic and socially responsible use a blighted property in the county seat
- Cause the building renovation to occur under the supervision of the National Park Service resulting in listing the property on the National Register of Historic Places
- Provide attractive, affordable rental dwelling units for qualified Wilkes County seniors who would otherwise be struggling to pay rent and buy food and medicine
- Create a “memory room” within the historic building allowing free community meeting space and encouraging neighbors to use the facility and thus not isolate senior residents

DEVELOPMENT TEAM – OLD WILKES SCHOOL

Owner

Blue Ridge Housing of Wilkesboro, LLC
P.O. Box 2510
Boone, NC 28607
828-264-6683

Sponsor/Managing Member

Northwestern Housing Enterprises, Inc.
P.O. Box 1673
Boone, NC 28607
828-264-6683

Developer/Property Manager

Northwestern Regional Housing Authority
869 Hwy. 105 Extension
Boone, NC 28607
828-264-6683

Architect

Tise-Kiester Architects
119 East Franklin Street, Suite 300
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919-967-0158

Investor Member

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Corporate Counsel

Blanco, Tackabery & Matamoros, P.A.
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336-761-1250

Certified Public Accountant

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525 North Tryon Street, Suite 1000
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General Contractor

Competitive Negotiation with
Local Contractors,
Sub-Contractors and
Material Suppliers