

Ann Clark

From: Ned Fowler <efowler@nwrha.com>
Sent: Monday, November 28, 2016 2:22 PM
To: Ann Clark
Cc: Sam Yearick; Cathy Barr; John Kilby; Jak Reeves; Debbie McKenney
Subject: Materials for Appearance Before Ashe County Commission on 12/5/16 on the subject of Economic Development
Attachments: AH Plans- redesign 2016-1116- Ned aproval pkg.pdf; DOCS-#652471-v2-Resolution_of_the_Commissioners_of_Ashe_County_-_Sale_of_1_028_Acre_Tract_to_Northwestern_Housing_Enterprises_Incorpo~1.DOC

Dear Ann:

The two documents to be distributed to the Board prior to my requested appearance are attached:

- HISTORIC ASHE HOSPITAL Site Plan; and
- Draft Resolution of the Board of Commissioners of Ashe County, NC

The draft has been prepared by our corporate counsel Deborah McKenney of the Blanco Tackabery firm in Winston Salem in keeping with the guide book supplied by John Kilby. It is provided here in WORD format so that edits, if needed, by Sam and John can be easily made before distribution.

The site plan shows a portion of the new construction wing and some required parking for HISTORIC ASHE HOSPITAL as they are to be constructed on the parcel in question.

Unless otherwise directed, I will plan to arrive at the Ashe County Courthouse a bit before 9:00 AM on Monday, December 5, 2016 to meet with you all and the Board of Commissioners.

We appreciate your kind consideration and assistance. Do let me know if additional information would be helpful.

Sincerely,

Ned

E.G. "Ned" Fowler

President/CEO

Northwestern Housing Enterprises, Incorporated

P.O. Box 1673

Boone, NC 28607

Phone: 828-264-6683

Fax: 828-264-0160

**CERTIFIED RESOLUTIONS
OF THE BOARD OF COMMISSIONERS OF
ASHE COUNTY, NORTH CAROLINA**

The undersigned hereby certifies that the following resolutions and the taking of the actions contemplated thereby were duly adopted and authorized by the Board of Commissioners of Ashe County, North Carolina (the "County") effective as of the ____ day of _____, 2016:

Resolution Approving Conveyance of Property Pursuant to N.C.G.S. § 160A-279

WHEREAS, the County owns an approximately 1.028-acre tract of land (the "Property") located adjacent to the former Ashe County Memorial Hospital in Jefferson, North Carolina (the "Hospital"); and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a county to convey real property by private sale to a nonprofit corporation, if the county is authorized by law to appropriate money to the Corporation; and

WHEREAS, North Carolina General Statute § 153A-376(a) authorizes a county to appropriate funds for community development programs and activities, including programs of assistance and financing of rehabilitation of private buildings principally for the benefit of low and moderate income persons, or for the restoration or preservation of older properties; and

WHEREAS, North Carolina General Statute § 153A-378(1) authorizes a county to appropriate and expend funds for residential housing construction, new or rehabilitated, for sale or rental to persons of low and moderate income; and

WHEREAS, the County has negotiated with Northwestern Housing Enterprises, Incorporated ("Northwestern"), a North Carolina nonprofit corporation, the sole shareholder of the managing member of Blue Ridge Housing of Ashe, LLC ("BRH"), to convey the Property to Northwestern for the purposes of assisting BRH's redevelopment of the Hospital into apartments, which will provide 46 units of affordable housing to seniors in Ashe County; and

WHEREAS, the redevelopment of the Hospital into affordable housing for seniors will assist the County in meeting the needs of its senior citizens;

THEREFORE, THE ASHE COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:

1. The County Manager of Ashe County is authorized to execute all documents necessary to convey fee simple title to an approximately 1.028-acre tract of land located at 123 Gentry Street in Jefferson, North Carolina, and more particularly described as a portion of Ashe County Parcel ID 09263001378, being all of the portion of such Parcel ID located on Gentry Street.

2. The consideration for this conveyance is the following set of conditions, covenants, and restrictions, which shall be incorporated into the deed given by the County to Northwestern:

- (a) The Property will be used solely for the purpose of developing, constructing, rehabilitating, and/or operating an affordable housing complex for elderly persons and/or for uses ancillary thereto, including but not limited to parking, landscaping and utility access for an affordable housing complex for elderly persons located on the Property and/or on a parcel adjacent to the Property.
- (b) For purposes of the preceding paragraph, "affordable housing complex for elderly persons" means a multifamily housing complex that is affordable to and occupied by elderly individuals and households of low or moderate income, in accordance with the following restrictions:
 - i. Eighty percent (80%) of the dwelling units will be occupied by households in which at least one person in the household is fifty-five (55) years of age or older.
 - ii. One hundred percent (100%) of the dwelling units will be affordable to and occupied by households with incomes at or below eighty percent (80%) of area median income.

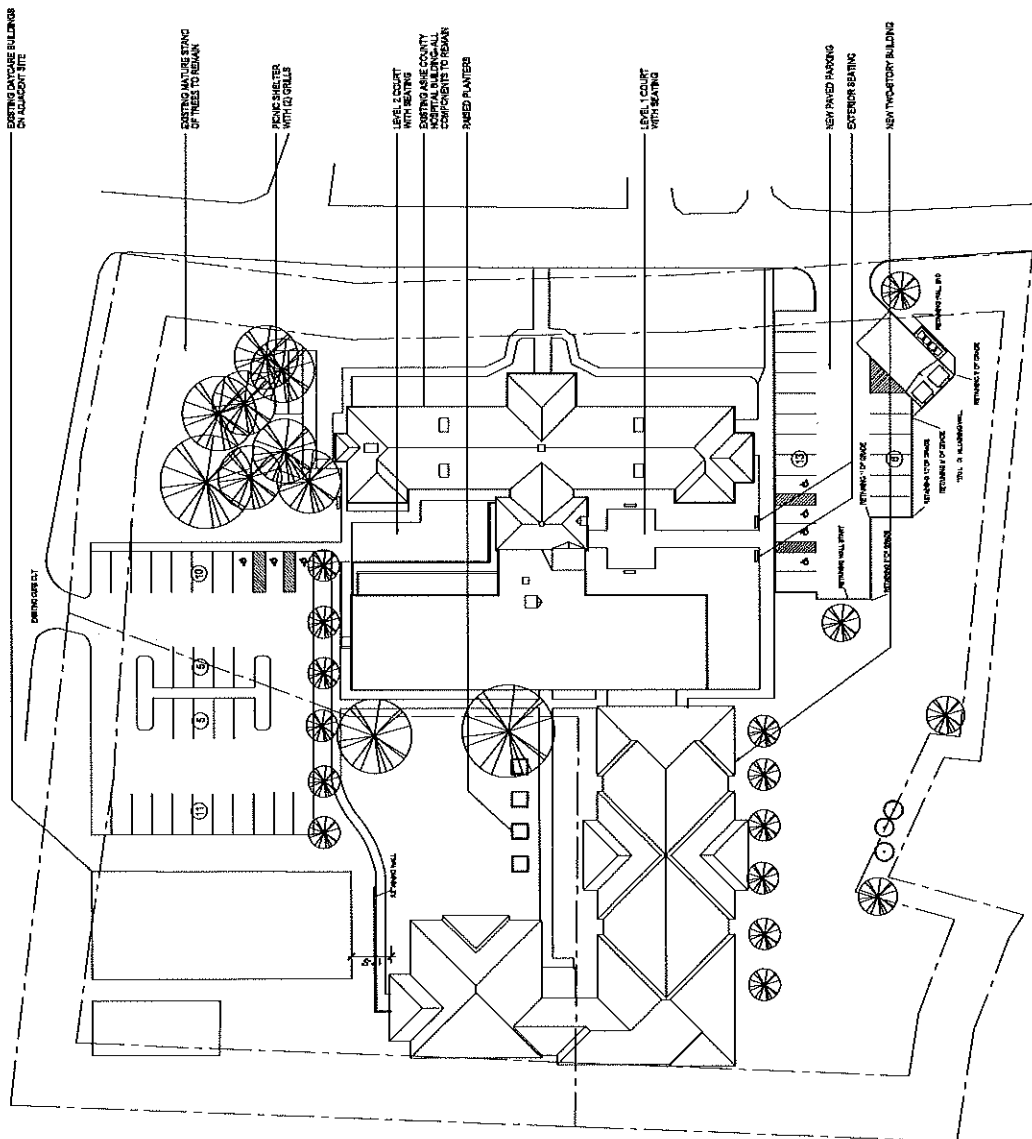
3. The County Manager shall publish a notice summarizing the contents of this resolution, and the Property may be conveyed to Northwestern at any time after ten (10) days after publication of the notice.

CERTIFIED BY:

Signature: _____

Printed Name: _____

Title: _____

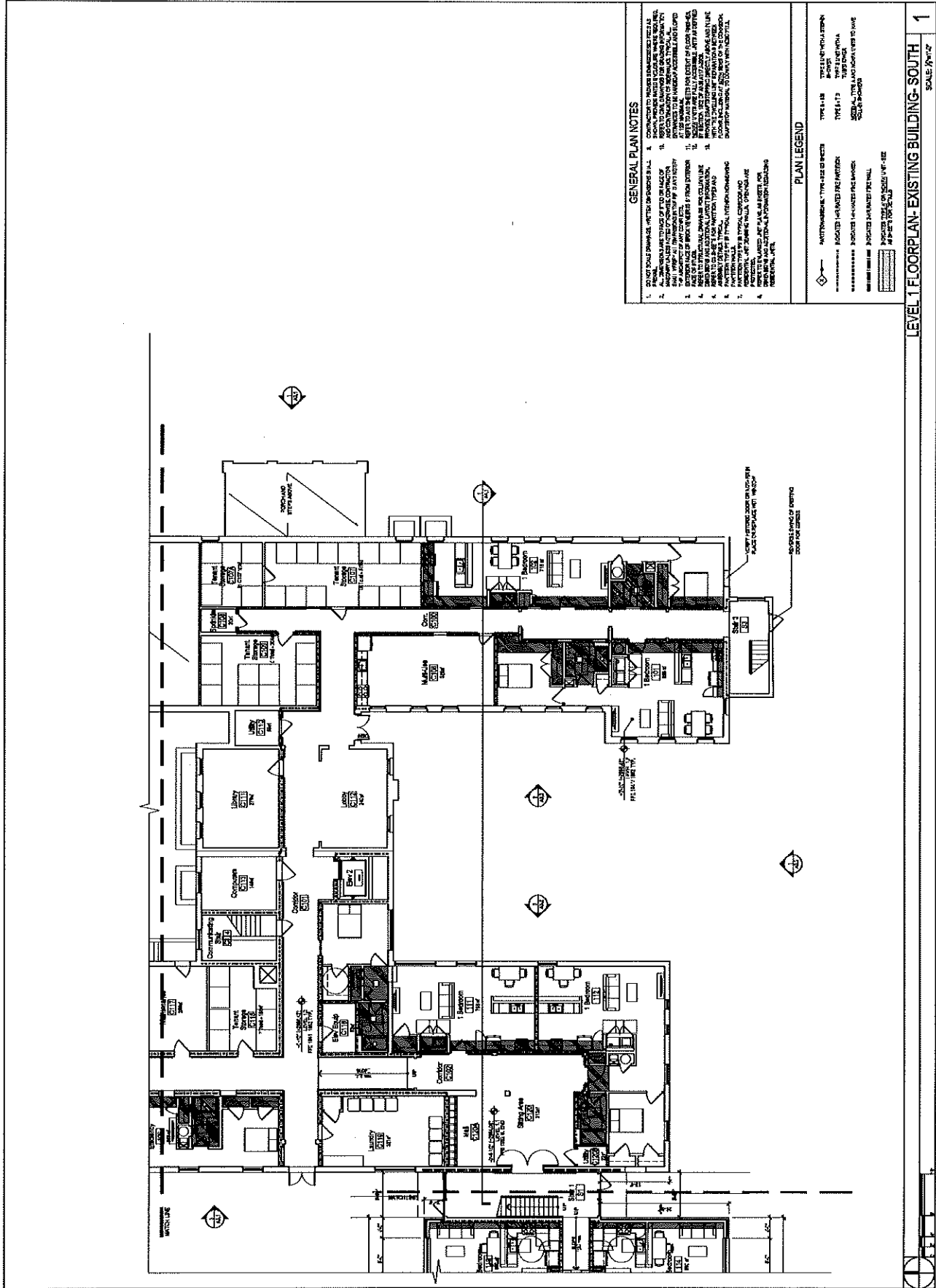


46 DWELLING UNITS
6 ACCESSIBLE UNITS

REQUIRED PARKING:
20 PARKING SPACES (11/UNIT)
(2) HANDICAPPED (6 HC SPACES)
+ 2% (1) HC SPACES =
47 SPACES

PROVIDED PARKING:
35 SPACES (INCLUDES 7 HC
SPACES)

EXTERIOR AMENITIES:
PICNIC AREA
(3) EXTERIOR SEATING AREAS



These drawings were prepared in accordance with the International Building Code and the International Residential Code. The drawings are to be used for construction purposes only and are not to be used for any other purpose without the written consent of the architect.

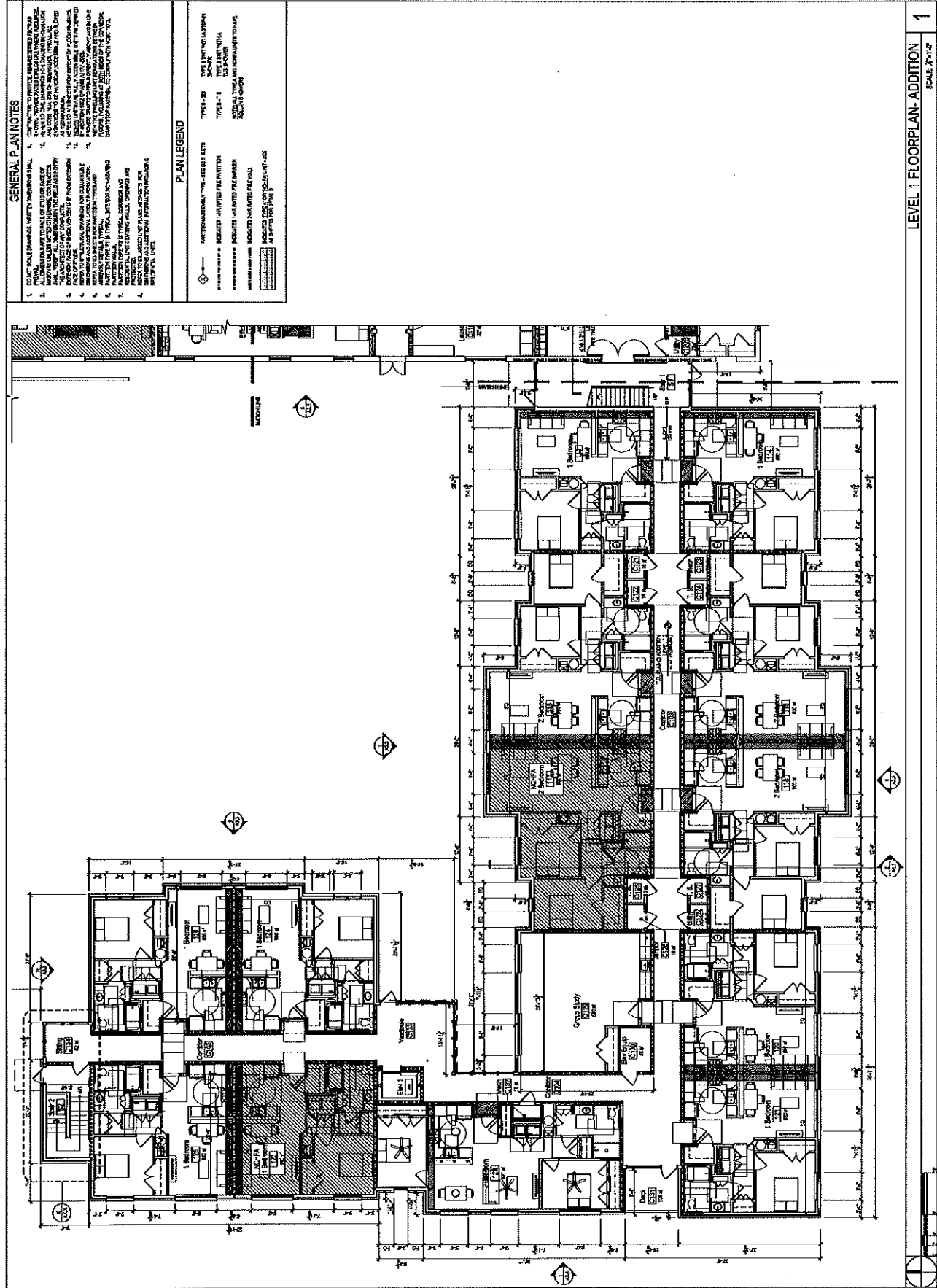
Historic Ashe
Hospital
Jefferson, NC

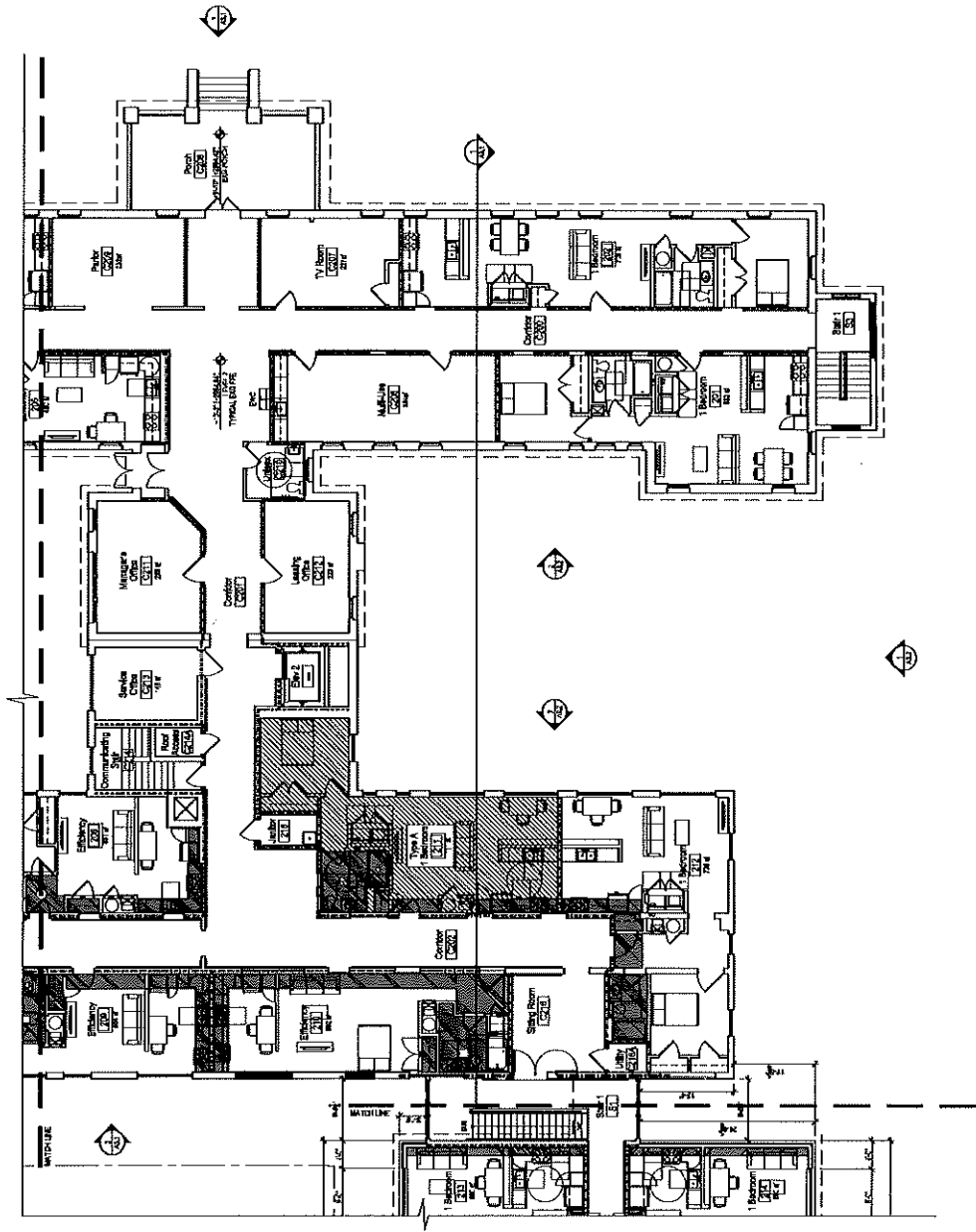
Job Number: 1811
Date: 11.18.2018
Revision:



FLOOR PLAN
LEVEL 1

A1.1C





GENERAL PLAN NOTES

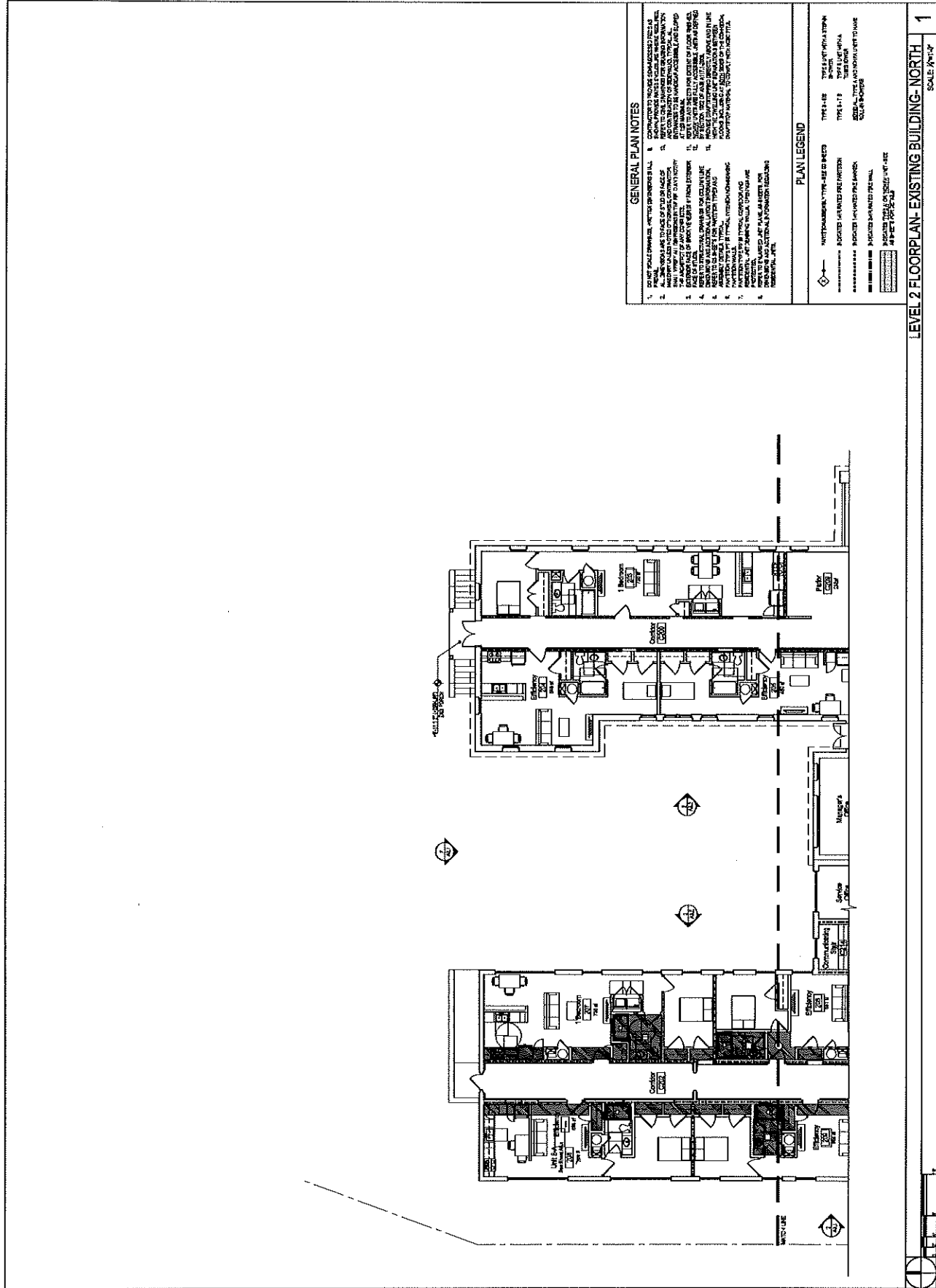
- [illegible]

PLAN LEGEND

- [illegible]

LEVEL 2 FLOORPLAN-EXISTING BUILDING-SOUTH

SCALE: 1/2" = 1'-0"



These drawings have been prepared for the construction project and shall not be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in these drawings.

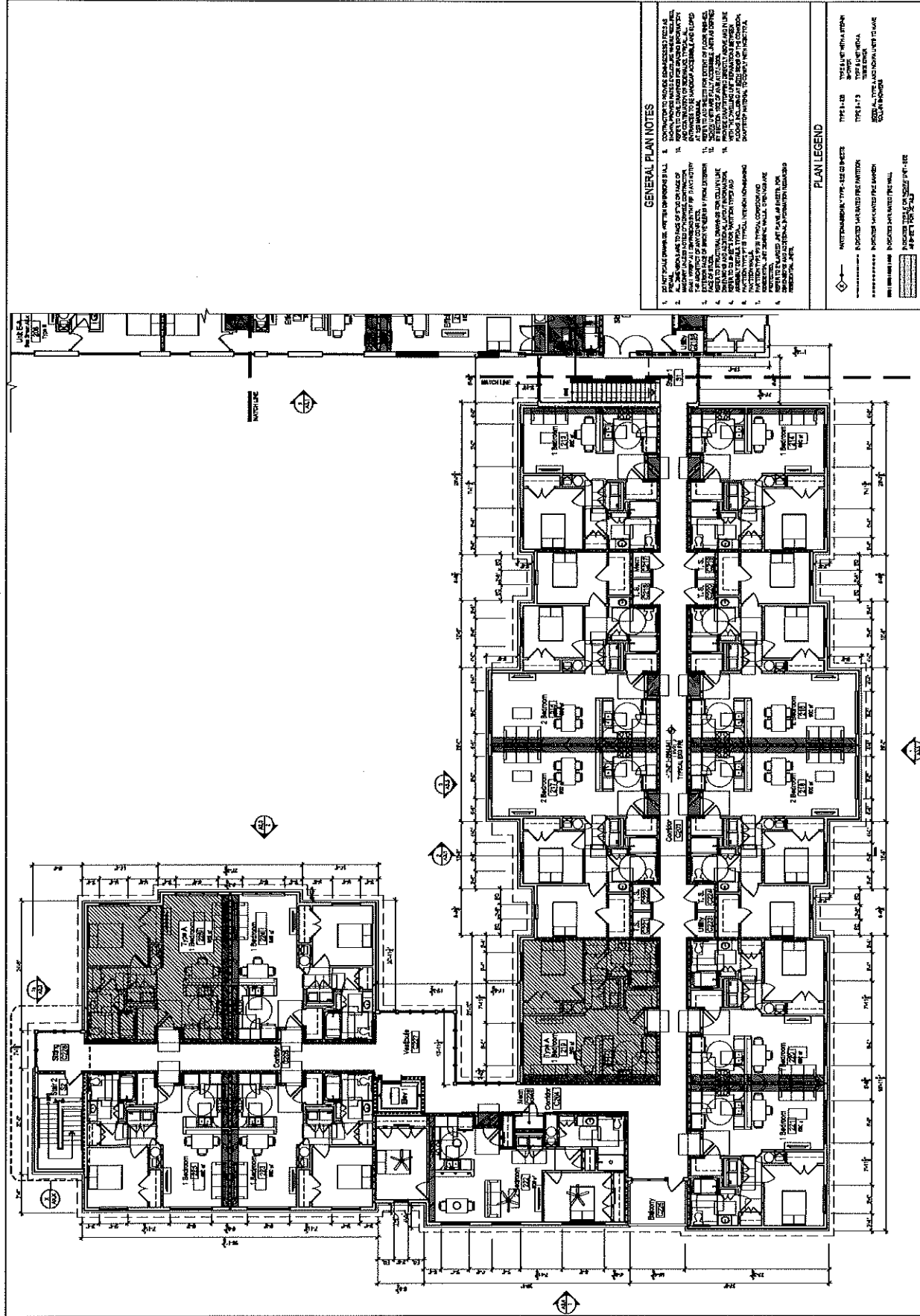
**Historic Ashe
 Hospital**
 Jefferson, NC

Job Number: 0511
 Date: 11.06.2019
 Project: Redesign



FLOOR PLAN
 LEVEL 2

A1.2C



GENERAL PLAN NOTES

1. ALL FINISHES SHALL BE AS SHOWN ON THE PLAN.
2. ALL WALLS SHALL BE 12" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS SHALL BE 4" THICK CONCRETE UNLESS NOTED OTHERWISE.
4. ALL CEILING SHALL BE 8' HIGH UNLESS NOTED OTHERWISE.
5. ALL DOORS SHALL BE 36" WIDE UNLESS NOTED OTHERWISE.
6. ALL WINDOWS SHALL BE 48" WIDE UNLESS NOTED OTHERWISE.
7. ALL STAIRS SHALL BE 36" WIDE UNLESS NOTED OTHERWISE.
8. ALL ELEVATORS SHALL BE 48" WIDE UNLESS NOTED OTHERWISE.
9. ALL CORRIDORS SHALL BE 48" WIDE UNLESS NOTED OTHERWISE.
10. ALL ROOMS SHALL BE 10' WIDE UNLESS NOTED OTHERWISE.
11. ALL ROOMS SHALL BE 12' DEEP UNLESS NOTED OTHERWISE.
12. ALL ROOMS SHALL BE 10' HIGH UNLESS NOTED OTHERWISE.
13. ALL ROOMS SHALL BE 12' HIGH UNLESS NOTED OTHERWISE.
14. ALL ROOMS SHALL BE 10' WIDE UNLESS NOTED OTHERWISE.
15. ALL ROOMS SHALL BE 12' DEEP UNLESS NOTED OTHERWISE.
16. ALL ROOMS SHALL BE 10' HIGH UNLESS NOTED OTHERWISE.
17. ALL ROOMS SHALL BE 12' HIGH UNLESS NOTED OTHERWISE.
18. ALL ROOMS SHALL BE 10' WIDE UNLESS NOTED OTHERWISE.
19. ALL ROOMS SHALL BE 12' DEEP UNLESS NOTED OTHERWISE.
20. ALL ROOMS SHALL BE 10' HIGH UNLESS NOTED OTHERWISE.

PLAN LEGEND

TYPE 1-10	TYPE 1-10
TYPE 1-11	TYPE 1-11
TYPE 1-12	TYPE 1-12
TYPE 1-13	TYPE 1-13
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TYPE 1-15	TYPE 1-15
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