



City of Asheboro
146 North Church Street
Post Office Box 1106
Asheboro, North Carolina 27204-1106



January 8, 2025

Subject: CASPN Homes Renovation

The City of Asheboro, in partnership with Wainman Homes, Inc., is considering the use of federal Community Development Block Grant Neighborhood Revitalization (CDBG-NR) resources administered through the U.S. Department of Housing and Urban Development (HUD) to undertake the following project (site map attached):

- Wainman Homes, Inc. plans to conduct necessary repairs on the existing CASPN Homes property located at 945 S. Church St. in Asheboro, North Carolina. CASPN Homes was built in 1998 and has continually served low-income seniors and disabled adults at the 51-unit property in Asheboro. To extend the life of the property and continue offering safe, high-quality, affordable housing, a series of substantial repairs and updates to capital elements are required. Wainman Homes, Inc. intends to complete the work with a combination of project reserves and a \$950,000 CDBG-NR grant awarded by the North Carolina Department of Commerce. All scheduled work will occur within or adjacent to the footprint of the existing buildings and will not significantly change the property's foundation.

An Environmental review must be completed before releasing funds for the planned public improvements to facilitate compliance with the National Environmental Policy Act of 1969 and HUD Regulations at 24 CFR Part 58. This letter is a formal request to determine what effect(s) the proposed activities may have on the environment and public services in the CASPN homes area.

If you have any questions or comments concerning the proposed activities, please mail a response to: City of Asheboro, Attn: Trevor Nuttall, Asst. City Manager, PO Box 1104, Asheboro NC 27204.

Sincerely,

A handwritten signature in dark ink, appearing to read "David H. Smith".

David H. Smith, Mayor

CASPN Home Project

Project Description: The City of Asheboro, North Carolina, seeks a grant of \$950,000 from the North Carolina Department of Commerce, Rural Economic Development Division. This Community Development Block Grant – Neighborhood Revitalization grant will rejuvenate CASPN Homes, an essential housing community for seniors and disabled people with limited incomes. Since its establishment in 1998 as part of the Low-Income Housing Tax Credit (LIHTC) program with the North Carolina Housing Development Agency, CASPN Homes has provided quality, affordable housing to older adults of Asheboro. In February 2014, Wainman Homes, Inc., a 501(c)(3) nonprofit and an instrumentality of the Asheboro Housing Authority, exercised its buyout option and right of first refusal to purchase CASPN Homes from the original LIHTC developer. The property is currently owned by Wainman Homes and managed by the Asheboro Housing Authority, which has provided quality, affordable housing to older adults of Asheboro. Asheboro. In February 2014, Wainman Homes, Inc., a 501c3 nonprofit and

Over the past 25 years, CASPN Homes has consistently maintained nearly 100% occupancy, a testament to its role as a vital resource in the community. However, time has brought the complex to a juncture where renovation is necessary. This funding would enable us to undertake significant upgrades, including modernizing mechanical systems vital for residents' comfort and safety.

Investing in CASPN Homes will ensure that our valued elderly citizens continue to live in a community that meets their needs and allows them to thrive. The improvements will not only enhance the quality of life for current residents but also secure the facility's future for years, sustaining its mission of providing affordable, safe, energy-efficient, and comfortable housing for our senior population.

Partners: The City of Asheboro is the lead agency in the CASPN Homes rehabilitation project, applying for the grant, and is poised to oversee the project's financial integrity once funds are awarded. As the grant applicant, the City's commitment to financial stewardship is crucial for the project's accountability and effectiveness.

The Piedmont Regional Council of Government brings its expertise as the Community Development Block Grant manager. This role is central to navigating the grant's requirements and ensuring the redevelopment aligns with community development objectives.

On the construction front, Stogner Architecture, alongside the Asheboro Housing Authority, will lead the construction management efforts. This partnership promises to blend architectural innovation with practical, lived experience in housing management. The Asheboro Housing Authority will continue its pivotal role in the complex's daily management and operations post-rehabilitation.

Together, these partners form a robust coalition, each entity strategically breathing new life into CASPN Homes. This ensures that the complex serves its current residents and is a beacon of affordable and sustainable living for future generations in Asheboro.

Project Cost: The comprehensive rehabilitation and system upgrades for CASPN Homes are budgeted at \$1,079,342.00. We are poised to finance most of this project with an \$855,000.00 loan from the Community Development Block Grant - Neighborhood Revitalization (CDBG-NR) program. The balance, amounting to \$224,342, will be funded through the reserves of CASPN Homes and/or Wainman Homes, Inc.

This financial strategy showcases prudent fiscal planning, ensuring that the essential upgrades and renovations will be completed without compromising the financial stability of CASPN Homes. By leveraging both the CDBG-NR loan and our reserved funds, we are committed to enhancing the living conditions for our residents while maintaining affordability and sustainability.

Uses		Sources	
Subtotal Interior	283,500	CDBG-NR Loan	855,000
Subtotal Exterior	476,600	Reserves	224,342
Sub Total Const.	760,100		
Contractor	109,780		
Architect	114,015		
Contingency	53,207		
Grand Total	1,079,342	Grand Total	1,079,342

CASPN Homes - Renovation Cost Estimates:

Work Item	Quantity	Notes	Cost	Subtotal
Interior Construction				
Painting Common Space	Lump Sum			\$15,000.00
Replace Toilets	50	W/Water Conserving Units	350.00	\$17,500.00
Replace Smoke Detectors	50		120.00	\$6,000.00
Replace Flooring	Lump Sum	Halls & Common Spaces		\$65,000.00
Dry Wall & Ceiling Repairs	Lump Sum			\$85,000.00
Plumbing	50	W/Water Conserving Units	700	\$35,000.00
Mechanical	Lump Sum			\$35,000.00
Electrical	Lump Sum			\$25,000.00
Subtotal Interior				\$283,500.00
Exterior				
Clean & Seal Wood Decks	50		1,200.00	\$60,000.00
Replace HVAC	44		6,400.00	\$281,600.00
Vinal Windows & Siding Repair	Lump Sum			\$75,000.00
Parking Lot and Driveway	Lump Sum	Asphalt Repair		\$50,000.00
Landscaping & Erosion Control	Lump Sum			\$10,000.00
Subtotal Exterior				\$760,100
Subtotal Construction Cost				\$706,100.00
General Contractor		20% Construction		\$152,020.00
Architecture		15% Construction		\$114,000.00
Const. Contingency Allowance		7% Construction		\$53,207.00
Grand Project Total				\$1,079,000.00

Cost Estimate Prepared by Stogner Architecture, P.A.

Site Map

8/19/24, 11:43 AM

Randolph County GIS

Randolph County, NC



STRUCT2_	630088	DATE_	12/20/2023
STRDR_ID	M630088	Complex Name	CASPN HOMES
House#	945	Complex Type	
Road Name	S CHURCH ST	Number of Units	
City State	ASHEBORO, NC	PTYPE	M
Zipcode	27203	OFFSET	0
NUM	945	PRE_DIR	S
EXT		STREET_NAM	CHURCH
EXP_IND		STREET_TYP	ST
TYPE		SUF_DIR	
ACTION_			



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 376 feet
8/19/2024

CASPN Home, 945 S. Church Street, Asheboro, NC



Front of the Building



Entrance of the Building



Back of the Building

