

Case W-3359 Community Outreach Results

Attachment B

On Thursday March 1, 2018 Kelly Mitter, Chair of the Peters Creek Community Initiative (PCCI), Eileen Ayuso, Executive Director of the Shalom Project, Clint Coram, Chair of the Shalom Project and Kelly Carpenter, Pastor Green Street United Methodist Church and Shalom Project founder met with the Board of the Ardmore Neighborhood Association at the Miller Park Recreation Center.

The purpose of this meeting was to inform the Ardmore Board about the proposed housing development for 600 Peters Creek Parkway, the rezoning of the subject property, show them the renderings of the proposed building and share the proposed use for housing and Shalom on-site services. PCCI had met with the neighborhood association leadership previously to inform them of the potential project and get their input but this was the first formal presentation of the full project to their Board.

Kelly Mitter presented an overview of the full project, provided each member with the proposal package as well as the renderings of the building, units and site plan and outlined the schedule of the process. The partnership of the Shalom Project with the North Carolina Housing Foundation was described as well as the Low Income Housing Tax Credit financing approach. In addition, PCCI explained the rezoning from HB to GB limited was explained as well as those uses that would be limited in the ask for rezoning. The four members of the PCCI team then answered questions posed by their board.

There were 9 members of their 10 person Board present. There was a general sense of support from the Ardmore Neighborhood Association Board. PCCI was asked if we wanted a letter of support and we were told that the NA would come to the planning Board meeting in a show of support for the project.

Several questions were asked and this is what they wanted to know:

- What were the noticeable changes that were happening around the interchange of Academy and Peters Creek? They noticed the fence being removed and flags marking the side of the roadway. We informed them that the State Highway

Dept. was preparing to install a right turn only lane from Academy onto Peters Creek and that DOT had removed a tree in preparation.

- One person asked if the units were targeted towards section 8 housing. Our response was that we were targeting workforce housing that supports the working population with household incomes in the 30-80% area median income range with 60% AMI the sweet spot for LIHTC's. We hoped that we could provide some units at market rate in order to create a more mixed income environment based on how the LIHTC model played out.
- Another question concerned what would happen to the folks who currently live in the Budget Inn. Kelly Carpenter responded that working with low income residents was what Shalom does and that a careful plan sensitive to the needs of those who reside in the motel as their permanent residence would be developed and that Shalom would work with those residents to ensure that they can move to another affordable environment.
- The last question raised was whether the NA could post images and information about the project on their Face Book page. Not prepared for that question we asked to get back to them with our response. The following day we responded that while the rezoning would make this project very public and that we wanted to be as transparent as possible that we felt that we were still in a quiet phase while we worked on funding and waiting to hear about the outcome of our pre-application for LIHTC's and asked that they hold off on making our documents public information for a bit longer.

There were no objections raised to us while we were with their board and came away with a strong sense of support.

On Tuesday March 6, 2018 Kelly Mitter, Chair of the Peters Creek Community Initiative (PCCI), Eileen Ayuso, Executive Director of the Shalom Project and Sarah Hill Carter, PCCI and Shalom Board Member met with the West Salem Neighborhood Association. This was a regular monthly meeting of the association and held at the Fellowship Hall of Christ Moravian Church on Academy Street.

The purpose of this meeting like the previous one with the Ardmore Neighborhood Association was to inform West Salem about the proposed housing development at the Budget Inn site, the rezoning of the subject property, show them the renderings of the proposed building and share the proposed use for housing and Shalom on-site services.

Because the Shalom Project is based out of Green Street United Methodist Church, the residents were very familiar with Shalom and the services it provides. They are very supportive of Green Street and of Shalom and some of the attendees are congregants and supporters.

PCCI had met with their President Salvador Patino previously to inform him of the potential project and get his input and support but this was the first formal presentation of the full project to the neighborhood.

Again, Kelly Mitter presented an overview of the full project, projected renderings of the building and site plan and outlined the schedule of the process. The partnership of the Shalom Project with the North Carolina Housing Foundation was described as well as the Low Income Housing Tax Credit financing approach. In addition, PCCI explained the rezoning from HB to GB limited was explained as well as those uses that would be limited in the rezoning. Based on our previous experience presenting to Ardmore, we addressed the issue about how we would handle the existing residents of then Budget Inn and the income levels of the proposed tenants of the housing. We also covered our concern about being in a quiet phase of the process but that we were available at any time to answer questions that residents may have along the way.

There were a total of 26 people present at the meeting. That included a couple of additional presenters as well as council member John Larson.

After the presentation we opened up for any questions that the audience may have had.

- One question raised was about our plans for the creek itself and would we be covering it up. We let them know about the city DOT study in regards to building a multi-use greenway connecting Salem Creek Greenway to Broad Street and that PCCI had encouraged that study and that PCCI's wish would be for the creek to become an asset to the parkway through that greenway connection and that if possible we would like to implement our stretch as the first piece of that process.
- Another question came up about whether the apartment would only be for the "Needy". We discussed the proposed income levels of the work force that we hoped to house and that we also hoped that we could provide a mixed income environment in this project.

- Another question about the dangerous crevice at the intersection of Academy and Peters Creek that had resulted in a body being found in the creek. Again, creating an asset out of the creek and a pathway would potentially alleviate hazards from falling into the creek although it is not clear that the person found in the creek was the result of an accident.
- The last question asked informally after the meeting concluded was about what we could do about the pan handling associated with some of the clients of Shalom that happens in the neighborhood. PCCI suggested that moving the services of Shalom onto the parkway instead of in the heart of the neighborhood might help diminish this problem.

Again the general response was very positive from the attendees we spoke with. One gentleman said that he had been coming to NA meetings for years and this was the best news he had ever heard at a meeting.

The leadership of the West Salem Neighborhood Association also stated that they would come to the Planning Board meeting in support of the project. No objections were raised to us in this meeting.

On March 9, 2018 PCCI will be mailing letter to all property owners within 500 feet of the site from a list provided from the planning department stating our intended use of the property, the rezoning request and how to reach us if they have any questions. There are 35 individual property owners on that list the vast majority of which appear to be commercial or investor owned properties.

PCCI has reached out to Council Members Larson, Besse and MacIntosh and asked what additional outreach they might like to see in the neighborhood and all three have responded to that message but have not asked us for any additional outreach to date.

We stand ready to meet or speak with anyone who might wish to ask a question, express support, or raise an objection. We will update this outreach document should any outreach occur.