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# Peters Creek Community Initiative

Winston-Salem, NC 27103

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8/24/2020

North Carolina Housing Finance Agency  
Attn: Rental Investment  
3508 Bush Street  
Raleigh, NC 27609

To whom it may concern:

I am writing to comment on the 2021 draft QAP for the Low Income Housing Tax Credit program. As chair of the Peters Creek Community Initiative working with the Shalom Project to build a modest rental apartment development on Peters Creek Parkway and a past applicant for the LIHTC program, I am pleased to see that the poverty rate tie breaker has been removed from the QAP. I encourage you to keep that tie breaker out of the program in the final iteration of the QAP.

While I understand the philosophy behind that tie breaker to encourage families to move to higher wealth neighborhoods and to reduce poverty concentration, this tie breaker takes too broad a brush in application and does not take into consideration the context of our project in the overall development of Winston-Salem.

Our project is located in a census tract that would automatically disqualify us based on the poverty rate and yet is adjacent to two economically strong neighborhoods. The Ardmore Neighborhood in which this site is located is the largest and strongest middle-class community in our city and is adjacent to our burgeoning revitalized downtown.

The West Salem Neighborhood across Peters Creek Parkway is an historically strong African American community that fell into disinvestment and is now experiencing a rebirth as a mixed income, mixed ethnicity, and rapidly gentrifying neighborhood. Both communities bring opportunity for neighborhood cohesiveness, networking and support. Both neighborhoods strongly support the Peters Creek development and

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welcome the addition of quality new affordable housing to replace the Budget Inn Motel which is the former use of the site and we have now demolished.

PCCI's mission is to revitalize the Peters Creek corridor and our housing development is the keystone to that revitalization. Our city is in dire need of affordable housing all throughout the urban core surrounding the downtown, the center of workforce development. Our site is the southern gateway to the Downtown where almost all the housing development over the last 10 years has been market rate and high income driving working families out. Our development brings much needed housing back to the downtown area and we believe will lead to further private investment as it anchors the key intersection of the parkway and the recent redevelopment of what was formerly called Business 40 and now called Salem Parkway.

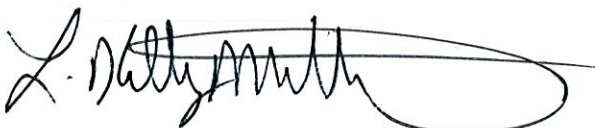
It is my belief that the poverty tie breaker does not have the flexibility to adequately address the unique opportunities of our and similar projects that would be significant in moving the ball forward for families seeking economic mobility.

As a housing practitioner and advocate in my role with PCCI, as the Chief Operating Officer for Habitat for Humanity of Forsyth County and as the Housing Chair of Liberty East Redevelopment CDC, I am concerned that this particular tie breaker has a negative impact on our and other city's ability to encourage the revitalization of urban core neighborhoods. Neighborhoods that in many cases reflect historic African American communities whose residents do not want to move to the suburbs but rather want to see their communities revitalize and thrive.

I encourage you to keep this tie breaker out of the QAP moving forward and look to more adaptable strategies that can take into account the context of the project.

Thank you for considering my comments on the plan.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Kelly Mitter". The signature is fluid and cursive, with a large, sweeping loop at the end.

L. Kelly Mitter