

Chris Austin

From: Andrea Kurtz <andrea.kurtz@uwforysyth.org>
Sent: Tuesday, October 8, 2019 6:31 PM
To: rentalhelp@nchfa.org; Chris Austin
Subject: FW: Second Draft 2020 QAP

Dear Chris,

I have had the opportunity to review the second draft of the 2020 QAP and have a few concerns. Primarily my concern is with the way the poverty rate of census tracts is being used as a tie breaker for scoring. By looking only the census tract poverty rates you incentivize projects that are not connected to any community revitalization plans for areas which have been historically under invested in, and in fact are encouraging investment in communities with either significant gentrification or with communities that have no history of serving low income households. Rather than looking strictly at a census tract poverty rate, I believe it would be more beneficial to look at evidence of connection to community revitalization/reinvestment efforts so that as neighborhoods are being redeveloped, affordable housing developments can be constructed that allow people to remain in their neighborhoods of choice. When you used the lowest poverty rate as a tie breaker, the practical effect is that projects in our county are being restricted to the suburbs. No new affordable housing projects are being awarded in areas of our urban core contributing to low income households being forced out and into the suburbs. If we do not have investment in affordable housing now in these neighborhoods before they have fully gentrified we will not be able to preserve otherwise affordable housing zones for the people who have historically lived in these neighborhoods.

Along with this concern is a concern about the list of grocery store and shopping facilities that receive points. The list of approved grocery and shopping facilities list does not recognize or allow for the demonstration of the existence of locally owned businesses which fulfill the same needs. In my community, we have a locally owned, independent grocery store in the heart of downtown that has been in operation for over 50 years, but because it is not a chain would not be a credit to the application. I think your list of approved shopping and grocery stores does a disservice to the small and local businesses that invest in low and moderate income communities.

It would be a great service to low income communities that are actively working to improve investment in their community to recognize and award credit to applications that are both tied to community based revitalization plans and recognized the contributing assets of locally owned and independent grocery and small businesses.

Sincerely,

Andrea S. Kurtz

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