

Baldwin

PROPERTIES

August 26, 2020

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

VIA Email: rentalhelp@nchfa.com

Re: First draft of the 2021 Qualified Allocation Plan

I am writing in support of not including the poverty rate tie-breaker in the QAP.

Please consider the following:

The poverty level tie breaker prevents neighborhoods that are most in need of new development from getting it. In turn, it actually contributes to the demise of these neighborhoods. It is anti-neighborhood and anti-community redevelopment.

The poverty level tie breaker often forces people seeking quality affordable housing to move out of their own neighborhood, away from family, friends, and roots. These community ties are important to many people and are the fabric of our communities. Moving of their community can also distance people from their existing support systems, services and resources which they have relied on.

The development of quality, attractive affordable housing in our inner city neighborhoods can be a catalyst to other improvements, additional investment and pride in the community.

Thank you for your consideration of these points.

Sincerely,



Lou Baldwin

President, Baldwin Properties