

VIA Email: rentalhelp@nchfa.com

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

Re: Draft 2021 QAP

Dear Sir/Madam:

I am pleased to see changes to the tiebreaker scoring criteria, in particular the removal of the prior First Tiebreaker – “The project in the census tract with the lowest percentage of families below the poverty rate.”

Our City is committed to providing all residents with the chance to live in high-opportunity neighborhoods. This includes revitalizing and reinvesting in underserved communities whose residents also deserve access to quality affordable housing, jobs, services and transportation, without needing to uproot their families and leave their social networks and supports.

Winston-Salem adopted an affordable housing policy in 2015 that all neighborhood developments seeking public investment—local, state, and federal, including LIHTC—must include a mixed-income component. This strategy prevents eventual displacement, especially from those historically underserved/underinvested communities closest to critical business districts, that often results when land becomes cheap and large public and private investment occurs. This approach enables long-time residents in these neighborhoods to continue their contributions to, and also reap the benefits from, the economic expansion taking place around them.

Eliminating the census tract with the lowest percentage of families below the poverty rate as a tiebreaker provides more opportunity and choice for low-income families, and supports Winston-Salem’s efforts to improve the quality of life for all our residents, no matter the census tract in which they live.

Sincerely,

Dan Besse,

Winston-Salem City Council Member
Southwest Ward