

## Chris Austin

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**From:** John Larson <John.Larson@cityofws.org>  
**Sent:** Wednesday, August 26, 2020 3:09 PM  
**To:** RentalHelp  
**Subject:** 2021 QAP Poverty Rate Tie Breaker

26 August 2020

VIA Email: [rentalhelp@nchfa.com](mailto: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 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. This particular concept run counter good urban planning by lacking the flexibility needed to work in our underserved neighborhoods and address unique opportunities for families seeking economic mobility.

Winston-Salem has consistently worked hard to provide all residents with the chance to live in high-opportunity neighborhoods. We are focused on revitalizing and reinvesting in underserved communities which are often in some of our older intercity neighborhoods. There we often have good but aging residential stock. To address the poverty issues, we are working to provide those residents quality affordable housing, jobs, services and transportation. It has to be a multi-faceted approach without gentrification.

Our policy for affordable housing is that all neighborhood developments seeking public investment—local, state, and federal, including LIHTC—must include a mixed-income component. We seek to prevent displacement from the underserved communities to protect long-time residents in these neighborhoods and allow them to enjoy the benefits from, the economic expansion taking place around them.

We need to eliminate the use of census tract with the lowest percentage of families below the poverty rate as a tiebreaker. We need the maximum flexibility to provides more opportunity and choice for low-income families, and supports Winston-Salem's efforts to improve the quality of housing as part of the matrix to improve the quality of life for all our residents.

Sincerely,

John C. Larson

Winston-Salem City Council Member  
South Ward