Increasing Opportunity in the LIHTC Program: The New Jersey Experience

Adam Gordon
Staff Attorney
Fair Share Housing Center
Missed Opportunities: NJ LIHTC, 1987-2002

- Only 20% of Family LIHTCs Outside of Lowest Performing School Districts

- 40% of Family LIHTCs in Two Places with <5% of NJ Population
The Big Change: 2003-2004

• Litigation Challenges QAP Under Federal and State Law

• Changes: Point System Favors High Opportunity Areas, Set Asides Favor Traditional Urban Centers
Results: 2006-2011

• Allocations of Family Tax Credits to Higher Performing School Districts Jumps to 45-75% Per Year

• QAP Leverages Statewide Mount Laurel Framework
Results: 2006-2011
Third Generation QAP Policy: 2012-2013

• Maintaining Revitalization/High Opportunity Balance

• Refining Decision Factors for Which Projects Get Selected in Each Bucket

• Coalition of Unlikely Allies
Opportunity through LIHTC: It IS Possible

• Careful Incentives Can Produce Balance – and the Right Developments Within that Balance