

# Increasing Opportunity in the LIHTC Program: The New Jersey Experience

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## 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

