RESULTS: 2012-PRESENT
CUMULATIVE IMPACT

• HUD/NYU study

NJ went from 12% of LIHTC units in low-poverty neighborhoods to 47% - and study doesn’t mention that we are now doing far more family units there

Over same period CT went the other way – from 34% to 27%.
CLIMBING MOUNT LAUREL STUDY

- Welfare use decreased by 67 percent
- Earnings went up by 25 percent
- Mental health improved by 25 percent
- Rates of employment rose 22 percent
- Total average income was significantly higher for ERLH residents ($26,271) than non-residents ($21,022).
• Developers will find a way
• Especially in a state in which there are land use incentives
• Impact, especially on families, is significant
EFFECT OF QAP INCENTIVES ON THE LOCATION OF LIHTC PROPERTIES

Geoffrey Sager, Esq.,
President, MetroRealty Group,
Connecticut
EFFECT OF QAP INCENTIVES ON THE LOCATION OF LIHTC PROPERTIES

Joe Del Duca, General Counsel and Partner at Walters Homes, New Jersey
Whispering Hills
Barnegat Township, Ocean County, NJ
52 unit income-qualified community