

ASSEMBLY, No. 3660

STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED MARCH 16, 2020

Sponsored by:

Assemblywoman VALERIE VAINIERI HUTTLE

District 37 (Bergen)

SYNOPSIS

Requires NJHMFA to allocate certain portion of federal low-income housing tax credits to certain high-opportunity areas.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning the low-income housing tax credit program and
2 supplementing P.L.1983, c.530 (C.55:14K-1 et seq.).
3

4 BE IT ENACTED by the Senate and General Assembly of the State
5 of New Jersey:
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7 1. a. Provided that the agency receives a sufficient number of
8 eligible applications, the agency shall reserve not less than 30
9 percent of the annual allocation of low-income housing tax credits
10 for qualified projects located within:

- 11 (1) a high-performing school district;
12 (2) a census tract with a poverty rate below the State average;
13 (3) one-half mile of public transportation; and
14 (4) one-half mile of not less than three of the following
15 facilities, or within three miles of not less than six of the following
16 facilities:
17 (a) a full-service grocery store or supermarket;
18 (b) a hospital or medical clinic;
19 (c) a public school;
20 (d) a licensed day care service provider;
21 (e) a Family Success Center operated by the Division of Family
22 and Community Partnerships in the Department of Children and
23 Families;
24 (f) a One Stop Career Center;
25 (g) a pharmacy;
26 (h) a department or retail merchandise store;
27 (i) a bank or credit union;
28 (j) a restaurant, not including a fast-food restaurant;
29 (k) an indoor public recreation facility, including, but not
30 limited to, a civic center, community center, or library;
31 (l) an outdoor public recreation facility, including, but not
32 limited to, a park or swimming pool;
33 (m) a medical office, including, but not limited to, the office of a
34 licensed physician, dentist, or optometrist;
35 (n) a religious institution;
36 (o) a post office, city hall, or county courthouse; or
37 (p) a fire or police station.

38 b. As used in this section:

39 “High-performing school district” means a public school district
40 in which not less than 40 percent of the students meet or exceed
41 expectations in math and language arts based on the Grade 4
42 Partnership for Assessment of Readiness for College and Careers
43 assessment, or any successor assessment method established by the
44 Department of Education.

45 “Hospital” means a general acute care hospital licensed pursuant
46 to P.L.1971, c.136 (C.26:2H-1 et seq.).

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- 1 of Readiness for College and Careers assessment, or any successor
- 2 assessment method established by the Department of Education;
- 3 (2) a census tract with a poverty rate below the State average;
- 4 (3) one-half mile of public transportation, which is available to
- 5 the general public with daily scheduled service operating during
- 6 regular commuter hours; and
- 7 (4) the close proximity of certain designated positive land uses,
- 8 including, but not limited to, grocery stores, health care facilities,
- 9 day care providers, recreational facilities, family and vocational
- 10 support centers, and other civic institutions.