

# Fallout: The Impact of Supreme Court's Disparate Impact Decision on future developments

- Higher Development Cost primarily land cost in high opportunity areas and legal cost to “negotiate” with communities opposing LIHTC communities
- Our public housing development pipeline will take longer to complete since they are not in high opportunity communities
- Very worried about threat to Public Housing Authorities as existing stock tends to be in minority concentrated & lower income communities
- Developers must attend LIHTC QAP sessions in order to be more vocal as state LIHTC agencies will be ultra conservative in their approach to avoid litigation
- Management - We are concerned about our tenant screening criteria relative to criminal/credit records
- We will see evolving approaches across the country at different agencies but future lawsuits will help to refine QAP's in many states and help to determine where we will ultimately do new deals