

Points from David Martens, President of Zamagias Properties

- Zamagias currently owns 127 market rate apartments in Lancaster City
- All were developed utilizing federal historic tax credits, some state historic tax credits and some new market tax credits.
- The current economic environment, interest rates, bank loan requirements, construction costs, land costs, makes new development very difficult.
- As a result, new, unsubsidized for-profit housing is being built at the high end of what residents can afford.
 - Unsubsidized affordable housing is not being built unless by non-profits.
 - Lack of supply exacerbates these factors.
- Aside from historical tax credits, most other subsidies come with strings (less desired by private capital).
- Expanded public/private housing partnerships may help bridge the lack of affordable housing.