



Fostering decent affordable housing & a vibrant community for everyone

SEARCH

NYU Furman Center Releases Policy Brief on LIHTC Program Tenants

Posted under Resources on October 25, 2012



From the Furman Center

An analysis by NYU's Furman Center for Real Estate and Urban Policy and its Moelis Institute for Affordable Housing Policy finds that the Low Income Housing Tax Credit (LIHTC) program serves a substantial number of households with incomes far lower than the program requires. Forty percent of LIHTC units house extremely low-income (ELI) households with incomes below 30 percent of the area median income, even though program rules allow the developments to serve households with incomes up to 60 percent of the area median income.

"What Can We Learn about the Low Income Housing Tax Credit Program by Looking at the Tenants?" finds that tenants experience a lower rent burden—pay less of their income for rent—than renters with similar incomes living in private housing. At the same time though, LIHTC

tenants experience higher rent burdens than households with similar incomes living in HUD-subsidized units. Overall, the report finds that ELI households living in LIHTC properties without receiving additional subsidies tend to have significant rent burdens. Among the 30 percent of ELI households who do not have rental assistance, more than half pay over 50 percent of their income as rent, which is defined as "severe rent burden."

[Click here to read the full report](#)

BROWSE BY SUBJECT

- NHI News
- Industry News
- Resources

BROWSE BY MONTH

- October 2012
- September 2012
- August 2012
- July 2012
- June 2012
- May 2012
- April 2012
- March 2012
- February 2012
- January 2012
- December 2011
- November 2011
- October 2011
- September 2011
- August 2011
- July 2011
- June 2011
- May 2011
- April 2011
- March 2011
- February 2011
- January 2011
- December 2010
- November 2010
- October 2010
- September 2010

August 2010

July 2010

June 2010

May 2010

April 2010

March 2010

February 2010

January 2010

December 2009

November 2009

October 2009

September 2009

August 2009

July 2009

June 2009

May 2009

April 2009

March 2009

February 2009

January 2009



National Housing Institute
60 S. Fullerton Ave., #202
Montclair, NJ 07042
(973) 509-1600
[contact by email](#)



RESEARCH [more](#)

**Homeownership Today
and Tomorrow:
Building assets while
preserving affordability**

By Miriam Axel-Lute

**BUDGET CUTS &
COMMUNITIES**

**Putting a Face on
the Budget Cuts »**

JOB LISTINGS [more](#)

**Housing and
Homeless Prevention
Service Area Director**

Middlesex County, NJ

