LOW-INCOME HOUSING TAX CREDITS (LIHTC)

- **4% Tax Credits**
  - These pay for ~40% of the eligible development costs for a project (often ~35%)
  - Usually used to build 60% AMI or below housing.
  - Very competitive to acquire, some organizations get set-asides
  - Almost always have a traditional loan component
- **9% Tax Credits**
  - These pay for ~90% of the eligible development costs for a project (often ~85%)
  - Usually used to build 40% AMI or below housing
  - Extremely competitive to acquire, serve highest-needs populations (veterans, people exiting homelessness, seniors)
  - Usually do not have a traditional loan component

Taxes	$0
Debt Service	**$0**

Revenue 30% AMI Rents Annual
Actualized Income $387,030 Annual
Operating Expenses ($420,300) Annual
Net Revenue ($33,270)

