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Titolo	Affordable Housing Development : Financial Feasibility, Tax Increment Financing and Tax Credits // by Jaime P. Luque, Nuriddin Ikromov, William B. Noseworthy
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Nota di contenuto	1 Housing Affordability Crisis: The United States -- 2 Homelessness, Housing Public Policy and Urban Planning -- 3 The Low-Income Housing Tax Credit (LIHTC) Program -- 4 The Tax Increment Financing (TIF) Program -- 5 Housing the Homeless -- 6 Financial Feasibility Analysis: Planning for the Possible -- 7 Location, Location, Location -- 8 The Critical Role of TIF, LIHTC, and City Grants -- 9 Affordable Housing Development: Further Considerations for Developers -- 10 Beyond Financing: The Process of Development.
Sommario/riassunto	This book explains the nuts and bolts of affordable housing development. Divided into two complementary sections, the book first provides an overview of the effectiveness of existing federal and state housing programs in the United States, such as the LIHTC and TIF programs. In turn, the book's second section presents an extensive

discussion of and insights into the financial feasibility of an affordable real estate development project. Researchers, policymakers and organizations in the public, private and nonprofit sectors will find this book a valuable resource in addressing the concrete needs of affordable housing development. "Luque, Ikromov, and Noseworthy's new book on Affordable Housing Development is a "must read" for all those seeking to address the growing and vexing problem of affordable housing supply. The authors provide important insights and practical demonstration of important financial tools often necessary to the financial feasibility of such projects, including tax-increment financing and the Low-Income Housing Tax Credit. Further, the authors provide important backdrop to the affordability crisis and homelessness. I highly recommend this book to all who seek both to articulate and enhance housing access." By Stuart Gabriel, Arden Realty Chair, Professor of Finance and Director, Richard S. Ziman Center for Real Estate at UCLA "Over several years Jaime Luque, Nuriddin Ikromov and William Noseworthy applied their analytical bent, and no small measure of empathy, to homelessness as actually experienced in Madison, Wisconsin – and they inspired multiple classes of urban economics students to join them. "Homelessness" is a complex web of issues affecting a spectrum of populations, from individuals struggling with addiction or emotional disorders, to families who've been dealt a bad hand in an often-unforgiving economy. Read this book to follow Jaime, Nuriddin, and William as they evaluate a panoply of housing and social programs, complementing the usual top-down design perspective with practical analysis of the feasibility of actual developments and their effectiveness. Analytical but written for a broad audience, this book will be of interest to anyone running a low-income housing program, private and public developers, students, and any instructor designing a learning-by-doing course that blends rigor with real-world application to a local problem." By Stephen Malpezzi, Professor Emeritus, James A. Graaskamp Center for Real Estate, Wisconsin School of Business, University of Wisconsin-Madison, and Dean, Weimer School of the Homer Hoyt Institute. .
