

# Housing Tax Credit Monitor



## Current NATIONAL Multi-Investor Funds

Syndicator / Fund Name	Estimated Fund Size (millions)	After-Tax Cash Needs IRR	Net Equity Price	Target Closing
<b>Alliant Capital</b> Alliant Fund 119	\$185	4.4% - 7.4%	\$0.81 - \$0.91	December 2023
<b>Boston Financial</b> Boston Financial ITC 59	\$163	4.5% - 7.25%	\$0.83 - \$0.95	TBD
<b>CREA</b> Fund 105 (Fall 23 NF)	\$300	4% - 7.6%	TBD	December 2023
<b>Enterprise</b> EHP 42	\$167	TBD	TBD	October 2023
<b>Enterprise</b> EHP 43	\$300	TBD	TBD	December 2023
<b>Hunt</b> Hunt Capital Partners 49	\$135	TBD	TBD	October 2023
<b>Marble Cliff Capital</b> MCC Community Equity Fund 3	\$75	TBD	TBD	February 2024
<b>Marble Cliff Capital</b> MCC Community Equity Fund 4	\$50	TBD	TBD	June 2024
<b>Merchants Capital</b> Tax Credit Equity Fund 16	\$175	5% - 7.35%	TBD	January 2024
<b>NDC</b> NDC Corporate Equity Fund XIX	\$110	5.25%	TBD	October 2023
<b>PNC Real Estate</b> PNC LIHTC Fund 92	\$180	4.5% - 7.1%	\$0.87	December 2023
<b>R4 Capital</b> R4 Housing Partners XXI LP	\$235	TBD	TBD	December 2023
<b>Raymond James</b> RJTCF 52	\$200	TBD	TBD	November 2023
<b>Raymond James</b> RJTCF 53	\$400	TBD	TBD	March 2024
<b>RBC Community Investments</b> RBC National Fund-35	\$155.8	3.75% - 7.25%	\$0.7742 - \$0.9325	October 2023
<b>RBC Community Investments</b> RBC National Fund-36	\$150 - \$175	TBD	TBD	April 2024
<b>Red Stone Equity Partners</b> Fund 103 Limited Partnership	\$200	5.5% - 7.45%	TBD	December 2023
<b>Regions Affordable Housing</b> Corporate Partners Fund 59	\$145	4% - 7.3%	\$0.835 - \$0.97	November 2023
<b>Richman</b> USA 144	\$180	TBD	TBD	October 2023
<b>US Bank</b> USB LIHTC Fund 2023-5	\$200	5% - 7.15%	TBD	October 2023

## Current LIHTC Pricing

- On an equity-weighted basis and taking into consideration tiered pricing, participants in our latest survey, as of August/September 2023, reported a **5.89%** blended IRR among the national multi-investor funds currently offered.
- The median reported housing credit net equity price was **\$0.898** across 77 properties in the last 60 days, which is slightly higher than the June/July survey result. There was a 1-cent gap in median credit price between 4% deals (**\$0.89**) and 9% deals (**\$0.90**) in the last 60 days.

## Current Fund Offering Dynamics

- Perhaps indicative of uncertain investor demand (particularly among economic investors) for new LIHTC fund investments as we approach year-end, funds offering tiered pricing that responded to this month's survey all reported an economic or volume-discounted tier north of 7.0%.
- Decreased demand for California regional funds among smaller and regional banks, coupled with the collapse of two historically active LIHTC investor banks, have shrunk this survey's volume of California regional multi-investor funds relative to prior years. At \$430 million, the volume expected to close prior to year-end is among the lowest in the decade that we have been collecting such data.
- Several macroeconomic issues are unresolved as of the writing of this issue, which may be contributing to an environment dampening investor demand. Pending final Community Reinvestment Act (CRA) regulations, looming commercial real estate debt default risk, and rising interest rates are all giving investors pause as we approach year-end. Markets will no doubt clear, but at what prices?

## Current REGIONAL Multi-Investor Funds

Syndicator / Fund Name	Region	Estimated Fund Size (millions)	After-Tax Cash Needs IRR	Net Equity Price	Target Closing
<b>Merritt</b> Fund 24	CA	\$175	TBD	TBD	December 2023
<b>Midwest Housing Equity Group</b> MHEG 58	Midwest	\$150	TBD	TBD	December 2023
<b>R4 Capital</b> California Housing Partners VIII	CA	\$120	TBD	TBD	October 2023
<b>Richman</b> Richman Western Regional Fund	Western States	\$100	TBD	TBD	November 2023
<b>US Bank</b> USB LIHTC Fund 2022-5	CA	\$125	5% - 6%	TBD	October 2023

Equity-weighted Average	Net Equity Price	Projected After Tax IRR
National Funds	\$0.874	5.89%
California Funds	NA	5.50%

Note: All fund data was provided by fund sponsors and compiled by CohnReznick. Neither CohnReznick nor the Tax Credit Advisor takes responsibility for the accuracy of the data represented by the sponsors. If you would like a fund included in the next Housing Tax Credit Monitor, please contact TCIS@cohnreznick.com or 617.648.1414 to speak with a professional with CohnReznick's Tax Credit Investment Services practice. Visit CohnReznick's website at cohnreznick.com.