

HOUSING TAX CREDIT MONITOR

November 2021

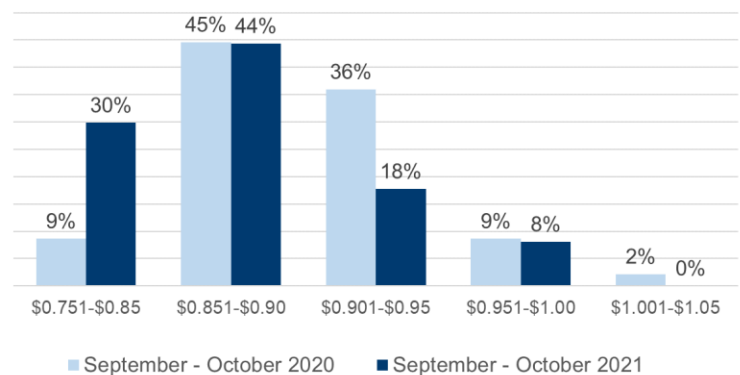
CohnReznick's performance study is coming

- CohnReznick's ninth assessment of the performance of low-income housing tax credit properties will be published in November. The surveyed portfolio contained more than 30,600 properties, 15,760 of which were stabilized properties generally within their 15-year compliance periods.
- In 2020, surveyed LIHTC properties reported, on a median basis, 97.7% physical occupancy, 1.52 debt coverage, and more than \$950 per unit per annum net cash flow.
- We speculated throughout 2020 that watch list representation would modestly increase due to additional challenges presented by COVID-19. However, the data show that our fears were mostly unwarranted. Only approximately 10% of properties were on the watch list as of year-end 2020. Interestingly, properties in lease-up or construction as of Dec. 31, 2020, reported higher-than-average watch list percentages of 24% and 15%, respectively.
- Despite all the challenges that the nation faced in 2020 from the pandemic, lockdowns, and economic uncertainty, the data show that the affordable housing industry once again proved to be resilient.

Housing credit investment yield & pricing update

- On an equity-weighted basis and taking into consideration tiered pricing, participants in our latest survey, as of September/October 2021, reported a **5.66%** blended IRR among the national multi-investor funds currently offered.
- The top tier of the IRRs offered among the surveyed multi-investor funds continues to range between 6.00% and 7.10%.

September - October LIHTC Pricing Distribution (Years 2020-2021)



CURRENT NATIONAL MULTI-INVESTOR FUNDS

Syndicator / Fund Name	Estimated Fund Size (millions)	After-Tax Cash Needs IRR	Net Equity Price	Target Closing
Alliant Alliant Tax Credit Fund 111	\$200	4%-6.75%	\$0.82 - \$0.93	March 2022
Boston Financial (BFIM) Boston Financial Institutional Tax Credits 56	\$300	4.25%-6.75%	\$0.816 - \$1.00	February 2022
CREA CREA Corporate Tax Credit Fund 88, LP	\$327	3.75%-7%	TBD	December 2021
Enterprise Enterprise Housing Partners XXXVII	\$220	TBD	TBD	November 2021
Hunt Hunt Capital Partners Fund 43	\$128	TBD	TBD	November 2021
Hunt Hunt Capital Partners Fund 46	\$125	TBD	TBD	April 2022
Merchants Merchants Capital Tax Credit Equity Fund V	\$180	6.75%-7.1%	\$0.80 - \$0.97	December 2021
PNC PNC LIHTC Fund 81, LLC	\$200	4%-6.25%	\$0.884 - \$0.915	December 2021
R4 R4 Housing Partners XVII LP	\$195	TBD	TBD	December 2021
Raymond James RJTCF 49	\$200	TBD	TBD	November 2021
RBC Community Investments RBC National Fund 32	\$149.60	3.5%-6.5%	\$0.8015 - \$0.9604	November 2021
Red Stone Equity Fund 90 Limited Partnership	\$190	5.4%-6.65%	TBD	December 2021
Regions Regions Corporate Partners Fund 58 LLC	\$125	TBD	\$0.84 - \$0.89	March 2022
Richman USA 140	\$240	TBD	TBD	March 2022
WNC WNC Institutional Tax Credit Fund 52, LP.	\$130	6%-6.9%	\$0.86	January 2022

- The pricing update graph above represents the net equity price distribution of investments approved by the participating syndicators in the last 60 days. In our latest survey, the median reported housing credit price in the last 60 days was **\$0.871** across 148 properties, which represents a similar level compared to the previous survey result.

CURRENT REGIONAL MULTI-INVESTOR FUNDS

Syndicator / Fund Name	Region	Estimated Fund Size (millions)	After-Tax Cash Needs IRR	Net Equity Price	Target Closing
Boston Financial (BFIM) BF California Fund II	California	\$80	4.88%-6%	\$0.87 - \$0.945	December 2021
CAHEC Community Equity Fund XXVII LP	Southeast and mid-Atlantic US	\$175	TBD	TBD	April 2022
Enterprise Housing Partners CalGreen VIII	CA	\$100	TBD	TBD	February 2022
Evernorth Housing New England, Fund III LP	Northern New England (ME,NH,VT)	\$75	5.30%	\$0.84 - \$0.8975	November 2021
Merritt Fund XXII	CA	\$150	TBD	TBD	December 2021
MHEG MHEG Fund 54, LP	Midwest	\$200	TBD	TBD	TBD
Raymond James CAHOF XI	CA	\$120	TBD	TBD	January 2022
Red Stone Equity 2021CA Regional Fund, LP.	CA	\$127.5	5.2%-6.35%	TBD	December 2021
Richman Territory Fund	US Territories	\$120	TBD	TBD	March 2022
WNC Fund X California Series 20	CA	\$75	6%-6.25%	TBD	March 2022

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/tcis