

# Housing Tax Credit Monitor

The CohnReznick [2025 Affordable Housing Tax Credit Study](#) is now available! The 2025 study brings industry data current through 2024, offering long-awaited insights as the sector continues to navigate post-pandemic economic challenges. Visit our site for:

- The **Report**, featuring data and analysis covering 30,000+ properties nationwide
- The interactive **Tool** – filter by geography for a more granular view of market dynamics

## Current NATIONAL Multi-Investor Funds

Syndicator / Fund Name	Estimated Fund Size (millions)	After-Tax Cash Needs IRR	Net Equity Price	Target Closing
<b>Advantage Capital - Fed LIHTC Fund 1</b>	\$150	TBD	TBD	February 2026
<b>Boston Financial - ITC 63</b>	\$200	TBD	TBD	March 2026
<b>CREA - Fund 120</b>	\$250	TBD	TBD	June 2026
<b>Enterprise - EHP 50</b>	\$250	TBD	TBD	June 2026
<b>Enterprise - EHP 51</b>	\$200	TBD	TBD	October 2026
<b>Greystone - Affordable Housing Fund II</b>	\$150	4.5% - 8.5%	\$0.75 - \$0.92	May 2026
<b>Grow America - NDC Corporate Equity Fund 21</b>	\$140	5.50%	TBD	March 2026
<b>Hunt Capital Partners - 55</b>	\$200	TBD	TBD	July 2026
<b>Marble Cliff Capital - Community Equity Fund 5</b>	\$75	TBD	TBD	April 2026
<b>National Equity Fund - 2026</b>	\$200	TBD	TBD	May 2026
<b>PNC Real Estate - LIHTC Fund 104</b>	\$225	TBD	TBD	June 2026
<b>Raymond James - RJTCF 56</b>	\$250	TBD	TBD	TBD
<b>Raymond James - RJTCF 57</b>	\$300	TBD	TBD	TBD
<b>RBC Community Investments - National Fund 39</b>	\$146	6.0% - 8.0%	\$0.65 - \$0.903	March 2026
<b>Red Stone Equity Partners - Fund 125</b>	\$275	TBD	TBD	June 2026
<b>Regions Affordable Housing - Corporate Partners Fund 81</b>	\$150	TBD	TBD	May 2026
<b>US Bank - USB LIHTC Fund 115</b>	\$200	TBD	TBD	July 2026
<b>Walker Dunlop Affordable Equity - 129</b>	\$250	4.5% - 9.15%	\$0.89 - \$0.96	March 2026
<b>WNC - Institutional Tax Credit Fund 59</b>	\$200	8.5%	TBD	April 2026

## Current REGIONAL Multi-Investor Funds

Syndicator / Fund Name	Region	Estimated Fund Size (millions)	After-Tax Cash Needs IRR	Net Equity Price	Target Closing
<b>Cinnaire - Fund for Housing 45</b>	Midwest & Mid-Atlantic	\$350	4.30% - 9.25%	\$0.74 - \$0.95	May 2026
<b>Merritt - Fund 27</b>	California	\$150	TBD	TBD	September 2026
<b>Midwest Housing Equity Group - Fund 63</b>	Midwest	\$250	TBD	TBD	May 2026
<b>National Equity Fund - Homestead Equity Fund 2026</b>	Western	\$175	TBD	TBD	September 2026
<b>US Bank - USB LIHTC Fund 88</b>	Western Regional	\$142	TBD	TBD	TBD
<b>WNC - Institutional Tax Credit Fund X California Series 23</b>	California	TBD	TBD	\$0.765 - \$0.90	April 2026

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](mailto:TCIS@cohnreznick.com) or 617.648.1414 to speak with a professional with CohnReznick's Tax Credit Investment Services practice.

Access the 2025 Affordable Housing Credit Study and Credit Tool 

### Surveyed Median Housing Tax Credit Pricing Trend (2023 - 2025)

