



Louisiana Housing
Corporation

4% & 9% LIHTC PIPELINE REPORT



LHC Policy & Reporting Dept.

*Not Closed or Under Construction
(Pending LIHTC Developments)*

July 30, 2025

List of Pending LIHTC Properties for Pipeline Report (by Project Name)												
ProjName	ProjNum	FundRound	ProjStatus	AwardDate	ProjParish	ProjCity	ProjZip	ConstructType	CreditsType	Total Units	LIHTCAward	TDC
1335 North Residences	2024-001	2024 Funding Round	Not Closed	7/12/2023	East Baton Rouge	Baton Rouge	70802	New Construction	LIHTC (9%)	46	\$1,500,000	\$17,592,909
263 Third	2024-107BF	2024 Bond	Not Closed	11/13/2024	East Baton Rouge	Baton Rouge	70801	Adaptive Reuse	LIHTC (4%)	67	\$1,190,845	\$31,431,892
4100 Bywater	2025-100BF	2025 Bond	Not Closed		Orleans	New Orleans	70117	New Construction / Multi Family	LIHTC (4%)	136	\$822,582	\$26,740,342
Acadian Apartments	2023-001	2023 Funding Round	Under Construction	4/13/2022	Jefferson Davis	Jennings	70546	Acquisition & Rehab	LIHTC (9%)	42	\$535,052	\$5,792,086
Arbours at Acadiana	2023-122BF	2023 Bond File	Under Construction	4/12/2023	Lafayette	Lafayette	70501	New Construction	LIHTC (4%)	84	\$1,150,117	\$24,400,325
Arbours at Bordeaux	2023-123BF	2023 Bond File	Under Construction	4/12/2023	Calcasieu	Lake Charles	70601	New Construction	LIHTC (4%)	76	\$1,072,253	\$22,784,609
Arbours at Lafayette Phase II	2023-124BF	2023 Bond File	Under Construction	4/12/2023	Lafayette	Lafayette	70506	New Construction	LIHTC (4%)	96	\$1,290,211	\$28,004,596
Arbours at Lake Charles	2022-115BF	2022 Bond	Under Construction	11/9/2022	Calcasieu	Lake Charles	70605	New Construction	LIHTC (4%)	96	\$1,117,801	\$28,365,440
Ardenwood	2021-001	2021 Funding Round	Under Construction	2/10/2021	Caddo	Shreveport	71108	New Construction	LIHTC (9%)	42	\$1,133,000	\$9,345,056
Arts Senior Apartments	2024-002	2024 Funding Round	Under Construction	7/12/2023	Orleans	New Orleans	70117	New Construction	LIHTC (9%)	45	\$1,219,905	\$13,933,673
Banneker	2023-002	2023 Funding Round	Not Closed	4/13/2023	Jefferson	River Ridge	70123	New Construction	LIHTC (9%)	29	\$1,202,633	\$10,896,711
Baronne Lofts	2022-104BF	2022 Bond	Not Closed	10/19/2022	Orleans	New Orleans	70113	New Construction	LIHTC (4%)	22	\$374,369	\$7,826,186
Barret Seniors Lofts	2024-107BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	Caddo	Shreveport	71104	Adaptive Reuse	LIHTC (4%)	50	\$782,479	\$19,747,225
Benoit Townhomes	2023-103BF	2023 Bond File	Under Construction	4/12/2023	Calcasieu	Lake Charles	70605	New Construction	LIHTC (4%)	78	\$820,241	\$23,559,750
Bridgetown	2024-124BF*	2024 PRIME 3 NOFA	Not Closed	7/2/2024	West Baton Rouge	Port Allen	70767	New Construction	LIHTC (4%)	68	\$675,831	\$19,795,799
Brown Park Estates	2021-004	2021 Funding Round	Not Closed	2/10/2021	Caddo	Shreveport	71106	Acquisition & Rehab	LIHTC (9%)	108	\$1,000,000	\$18,318,408
BW Cooper Senior	2024-115BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	Orleans	New Orleans	70125	New Construction	LIHTC (4%)	103	\$1,761,554	\$35,844,309
Calcasieu Heights Senior Village	2023-104BF	2023 Bond File	Under Construction	4/12/2023	Calcasieu	Lake Charles	70601	New Construction	LIHTC (4%)	72	\$909,535	\$19,091,551
Canal Crossing Senior Apartments	2024-105BF	2024 Bond	Not Closed	3/12/2024	Orleans	New Orleans	70119	New Construction	LIHTC (4%)	49	\$712,070	\$18,868,927
Capstone at Cedar Street	2024-003	2024 Funding Round	Not Closed	7/12/2023	Beauregard	DeRidder	70634	New Construction	LIHTC (9%)	40	\$1,000,000	\$10,226,650
Capstone at Covington	2024-128BF	2024 PRIME 3 NOFA	Not Closed	4/9/2025	St. Tammany	Covington	70433	New Construction	LIHTC (4%)	80	\$974,060	\$28,241,523
Capstone at The Oaks Apartments ("CATO")	2023-101BF	2023 Bond File	Under Construction	4/12/2023	Calcasieu	Lake Charles	70601	New Construction	LIHTC (4%)	120	\$1,757,000	\$37,379,481
Central Point Senior Village	2024-127BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	Rapides	Pineville	71360	Adaptive Reuse	LIHTC (4%)	132	\$1,536,687	\$48,982,194
Cisco Homes	2022-107BF	2022 Bond	Not Closed	9/14/2022	Bossier	Bossier City	71111	Acquisition & Rehab	LIHTC (4%)	195	\$1,609,482	\$39,095,137
Country View	2023-004	2023 Funding Round	Under Construction	4/13/2022	Rapides	Pineville	71360	Acquisition & Rehab	LIHTC (9%)	42	\$550,969	\$6,185,716
Cypress at Ardendale Phase 4	2024-004	2024 Funding Round	Not Closed	7/12/2023	East Baton Rouge	Baton Rouge	70806	New Construction	LIHTC (9%)	60	\$1,500,000	\$19,026,530
Cypress at Ardendale Phase I	2017-122BF	2017 Flood Piggyback NOFA	Under Construction	6/13/2018	East Baton Rouge	Baton Rouge	70806	New Construction	LIHTC (4%)	168	\$528,383	\$26,420,079
Cypress at Ardendale Senior	2023-005	2023 Funding Round	Not Closed	4/13/2022	East Baton Rouge	Baton Rouge	70806	New Construction	LIHTC (9%)	70	\$1,500,000	\$16,964,572
Cypress Court	2022-117BF	2022 Bond	Under Construction	11/9/2022	Tangipahoa	Ponchatoula	70454	New Construction	LIHTC (4%)	55	\$546,500	\$14,884,400
Deerwood Apartments	2023-102BF	2023 Bond File	Under Construction	4/12/2023	Calcasieu	Lake Charles	70607	New Construction	LIHTC (4%)	144	\$2,044,252	\$42,679,908
Esplanade Delille Apartments	2024-013	2024 Funding Round	Not Closed	7/1/2024	Orleans	New Orleans	70116	New Construction	LIHTC (9%)	50	\$1,500,000	\$19,716,078
Fairfield Building Lofts	2024-113BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	Caddo	Shreveport	71104	Adaptive Reuse	LIHTC (4%)	50	\$721,711	\$18,335,128
Fairmont Towers	2022-100BF	2022 Bond	Under Construction	3/9/2022	Caddo	Shreveport	71101	Acquisition & Rehab	LIHTC (4%)	254	\$1,400,555	\$36,841,669
Federal City - Building 10	2022-118BF	2022 Bond	Under Construction	11/9/2022	Orleans	New Orleans	70114	Acquisition & Rehab	LIHTC (4%)	70	\$796,465	\$19,273,168
Franklin Senior Apartments	2024-118BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	St. Mary	Franklin	70538	Adaptive Reuse	LIHTC (4%)	68	\$1,173,662	\$28,468,040
Galilee City Apartments	2023-113BF	2023 Bond File	Under Construction	4/12/2023	Caddo	Shreveport	71103	Acquisition & Rehab	LIHTC (4%)	76	\$909,426	\$20,253,517
Grand Oaks	2024-120BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	Iberville	Plaquemine	70764	New Construction	LIHTC (4%)	68	\$916,111	\$19,087,792
Greenwood Terrace Apartments	2022-108BF R	2022 Bond	Not Closed	9/14/2022	Caddo	Shreveport	71109	Acquisition & Rehab	LIHTC (4%)	100	\$925,940	\$23,017,228
Grove Place 2	2024-005	2024 Funding Round	Under Construction	7/12/2023	Orleans	New Orleans	70118	Acquisition & Rehab	LIHTC (9%)	36	\$1,463,389	\$16,441,298
Hampton Park	2024-121BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	Livingston	Walker	70785	New Construction	LIHTC (4%)	144	\$1,744,782	\$48,295,735
Highland Place Townhomes	2023-114BF	2023 Bond File	Under Construction	4/12/2023	Ouachita	Monroe (Richwood town limits)	71203	New Construction	LIHTC (4%)	70	\$1,100,000	\$22,148,661
Imperial Terrace	2024-116BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	Terrebonne	Houma	70360	New Construction	LIHTC (4%)	120	\$1,458,295	\$38,854,593
Kenner Affordable Housing	2022-101BF	2022 Bond	Under Construction	5/11/2022	Jefferson	Kenner	70065	Acquisition & Rehab	LIHTC (4%)	121	\$2,022,000	\$43,604,389
King Oaks V	2023-115BF	2023 Bond File	Not Closed	4/12/2023	Caddo	Shreveport	71107	New Construction	LIHTC (4%)	70	\$1,135,000	\$23,359,603
Lafitte Phase VII	2024-103BF	2024 Bond	Not Closed	2/21/2024	Orleans	New Orleans	70116	New Construction	LIHTC (4%)	51	\$1,214,166	\$28,104,763
Lake Charles Mid-City Phase II	2024-122BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	Calcasieu	Lake Charles		New Construction	LIHTC (4%)	44	\$2,707,709	\$17,113,691
Lakeside Gardens Apartments	2023-125BF	2023 Bond File	Under Construction	4/12/2023	Caddo	Shreveport	71103	Acquisition & Rehab	LIHTC (4%)	110	\$1,686,694	\$36,784,191
Landry Commons	2023-116BF	2023 Bond File	Under Construction	4/12/2023	Lafayette	Lafayette	70506	New Construction	LIHTC (4%)	96	\$1,016,408	\$29,083,652
Le Fleur Apartments	2022-014	2022 Funding Round - Disaster	Under Construction	4/13/2022	Calcasieu	Lake Charles	70607	New Construction	LIHTC (9%)	48	\$1,500,000	\$15,550,764
Live Oak Village - Reprocessing	2022-017 R	2022 Funding Round - Disaster	Under Construction	4/13/2022	Calcasieu	Lake Charles	70605	New Construction	LIHTC (9%)	50	\$1,500,000	\$14,566,928
Longleaf	2023-006	2023 Funding Round	Under Construction	4/13/2022	Ouachita	Calhoun	71225	New Construction	LIHTC (9%)	40	\$992,000	\$10,122,678
Loop Commons	2023-117BF	2023 Bond File	Under Construction	4/12/2023	Lafayette	Lafayette	70506	New Construction	LIHTC (4%)	96	\$1,009,520	\$29,175,382
MacArthur Place	2023-108BF	2023 Bond File	Under Construction	4/12/2023	Rapides	Alexandria	71302	New Construction	LIHTC (4%)	64	\$798,262	\$16,494,107
Mid-City Lofts	2024-006	2024 Funding Round	Under Construction	7/12/2023	Calcasieu	Lake Charles	70601	New Construction	LIHTC (9%)	46	\$1,500,000	\$18,630,555
Millennium Studios Apartments Phase IV	2023-007	2023 Funding Round	Not Closed	4/13/2022	Caddo	Shreveport	71101	New Construction	LIHTC (9%)	70	\$1,500,000	\$17,677,219
Monterey Hills	2019-007	2019 Funding Round	Under Construction	10/9/2019	Caddo	Vivian	71082	Acquisition & Rehab	LIHTC (9%)	60	\$720,000	\$8,155,247
Morningside at Gerstner Place	2023-111BF	2023 Bond File	Under Construction	4/12/2023	Calcasieu	Lake Charles	70607	New Construction	LIHTC (4%)	145	\$1,789,935	\$38,072,148
Morningside at Joor Place	2024-102BF	2024 Bond	Not Closed	12/8/2023	East Baton Rouge	Baton Rouge	70818	New Construction	LIHTC (4%)	145	\$2,078,475	\$44,091,136

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Natchitoches Thomas Apartments	2023-107BF	2023 Bond File	Under Construction	4/12/2023	Natchitoches	Natchitoches	71457	Acquisition & Rehab	LIHTC (4%)	120	\$1,571,687	\$33,983,753
Newellton Place	2024-007	2024 Funding Round	Not Closed	7/12/2023	Tensas	Newellton	71357	Acquisition & Rehab	LIHTC (9%)	32	\$574,000	\$6,187,270
Northside Villa Apartments	2021-014	2021 Funding Round	Under Construction	2/10/2021	Caddo	Shreveport	71107	Acquisition & Rehab	LIHTC (9%)	92	\$1,000,000	\$13,048,196
NSA East Bank	2024-118BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	Orleans	New Orleans	70117	New Construction	LIHTC (4%)	294	\$5,824,221	\$161,964,105
Parkway Commons	2023-118BF	2023 Bond File	Under Construction	4/12/2023	Calcasieu	Lake Charles	70518	New Construction	LIHTC (4%)	48	\$564,265	\$16,863,483
Peaks of Minden	2022-021	2022 Funding Round	Not Closed	4/13/2022	Webster	Minden	71055	New Construction	LIHTC (9%)	32	\$886,437	\$8,152,740
Pelican Grove	2024-008	2024 Funding Round	Not Closed	7/12/2023	Claiborne	Homer	71040	New Construction	LIHTC (9%)	34	\$975,000	\$8,821,339
Phoenix Square Three	2022-022	2022 Funding Round	Under Construction	4/13/2022	Tangipahoa	Hammond	70401	New Construction	LIHTC (9%)	24	\$995,435	\$8,846,907
Phoenix Square Two	2020-036	2020 Funding Round	Under Construction	5/6/2020	Tangipahoa	Hammond	70403	New Construction	LIHTC (9%)	22	\$750,000	\$7,304,596
Renaud Place Townhomes	2023-119BF	2023 Bond File	Under Construction	4/12/2023	Lafayette	Lafayette	70507	New Construction	LIHTC (4%)	70	\$1,320,000	\$26,974,068
Richmond Terrace	2024-104BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	St. John the Baptist	LaPlace	70068	New Construction	LIHTC (4%)	56	\$734,538	\$19,986,497
Ridge Commons	2023-120BF	2023 Bond File	Under Construction	4/12/2023	Lafayette	Lafayette	70506	New Construction	LIHTC (4%)	96	\$1,009,520	\$29,175,382
Ridgefield Apartments	2024-100BF	2024 Bond	Under Construction	7/12/2023	Jefferson	Marrero	70072	Acquisition & Rehab	LIHTC (4%)	200	\$1,542,803	\$39,703,173
Sabine Trace (Site A, B, & C)	2023-106BF	2023 Bond File	Not Closed	4/12/2023	Beauregard	Merryville	70653	Acquisition & Rehab	LIHTC (4%)	90	\$1,240,000	\$25,815,805
SBP Parkwood Place	2024-104BF	2024 Bond	Not Closed	6/11/2024	Terrebonne	Houma	70363	New Construction	LIHTC (4%)	90	\$1,171,951	\$23,834,095
Sherwood Oaks	2017-120BF	2017 Flood Piggyback NOFA	Under Construction	6/13/2018	East Baton Rouge	Baton Rouge	70815	New Construction	LIHTC (4%)	280	\$2,348,066	\$27,689,328
Sherwood Park	2024-123BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	East Baton Rouge	Zachary	70791	New Construction	LIHTC (4%)	144	\$1,723,316	\$45,363,793
St. Clair Estates (Glen Oaks Apts)	2017-110BF	2017 Plaquemines Parish NOFA	Under Construction	4/11/2018	Plaquemines	Braithwaite	70040	Scattered Site/New Construction	LIHTC (4%)	44	\$494,921	\$12,680,435
St. Claude Gardens II (SBP L9 2)	2021-106BF	2021 Bond	Under Construction	3/9/2022	Orleans	New Orleans	70117	New Construction	LIHTC (4%)	39	\$511,974	\$8,999,111
St. Gabriel Apartments	2023-009	2023 Funding Round	Under Construction	4/13/2022	Iberville	St. Gabriel	70776	Acquisition & Rehab	LIHTC (9%)	32	\$436,476	\$4,866,315
St. Joseph Square	2024-009	2024 Funding Round	Not Closed	7/12/2023	Tensas	St. Joseph	71366	Acquisition & Rehab	LIHTC (9%)	32	\$570,000	\$5,982,153
Sugar Ridge Village	2024-010	2024 Funding Round	Not Closed	7/12/2023	St. Mary	Patterson	70392	Acquisition & Rehab	LIHTC (9%)	44	\$777,000	\$7,660,924
Sunset Grove	2022-002	2021 Funding Round	Under Construction	8/9/2021	St. Landry	Sunset	70584	New Construction	LIHTC (9%)	35	\$749,500	\$7,424,146
The Batture Apartments	2024-109BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	Orleans	New Orleans	70130	New Construction	LIHTC (4%)	220	\$3,008,024	\$91,917,110
The Reserve at Joor Place	2022-109BF	2022 Bond	Under Construction	1/18/2023	East Baton Rouge	Baton Rouge	70814	New Construction	LIHTC (4%)	360	\$4,340,888	\$87,902,558
The Reserve at Lapalco Place	2024-108BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	Jefferson	Marrero	70072	New Construction	LIHTC (4%)	144	\$1,759,331	\$51,353,634
The Reserve at Power Place	2023-110BF	2023 Bond File	Under Construction	4/12/2023	Calcasieu	Lake Charles	70607	New Construction	LIHTC (4%)	144	\$1,727,861	\$37,095,690
The Reserve at Tammany	2024-125BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	St. Tammany	Covington	70435	New Construction	LIHTC (4%)	110	\$1,313,868	\$37,853,494
The Ridge at Hammond	2019-026	2019 Funding Round	Not Closed	10/9/2019	Tangipahoa	Hammond	70403	New Construction	LIHTC (9%)	48	\$750,000	\$7,642,455
The Ridge at Hammond Phase II	2021-026	2021 Funding Round	Not Closed	2/10/2021	Tangipahoa	Hammond	70403	New Construction	LIHTC (9%)	48	\$750,000	\$7,840,051
The Villas at Mohican	2024-011	2024 Funding Round	Not Closed	7/12/2023	East Baton Rouge	Baton Rouge	70805	New Construction	LIHTC (9%)	58	\$1,500,000	\$16,612,674
Touro Shakspeare	2024-126BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	Orleans	New Orleans	70114	Adaptive Reuse	LIHTC (4%)	52	\$988,541	\$37,104,846
Villas 225	2024-110BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	East Baton Rouge	Zachary	70791	New Construction	LIHTC (4%)	210	\$1,778,832	\$47,263,327
Vineyards at Iowa	2023-121BF	2023 Bond File	Under Construction	4/12/2023	Calcasieu	Iowa	70647	New Construction	LIHTC (4%)	70	\$968,000	\$25,751,894
West Tunnel Lofts	2024-012	2024 Funding Round	Under Construction	7/12/2023	Terrebonne	Houma	70360	New Construction	LIHTC (9%)	40	\$1,000,000	\$13,690,090
Wildwood Townhomes	2024-114BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	Tangipahoa	Hammond	70403	New Construction	LIHTC (4%)	55	\$657,441	\$17,070,440
Winn Dixie Phase II	2023-011	2023 Funding Round	Not Closed	4/13/2022	Orleans	New Orleans	70112	New Construction	LIHTC (9%)	45	\$1,500,000	\$20,593,486
Woodring Apartments Phase II	2023-112BF	2023 Bond File	Under Construction	4/12/2023	Calcasieu	Lake Charles	70601	New Construction	LIHTC (4%)	40	\$560,875	\$16,085,233

Number of 4% LIHTC Pending Properties	63
Number of 9% LIHTC Pending Properties	33
Total Number of LIHTC Pending Properties	96

Totals for 4% LIHTC Pending Properties in the Pipeline	6,829	\$85,442,291	\$2,047,033,519
Totals for 9% LIHTC Pending Properties in the Pipeline	1,542	\$35,030,796	\$393,816,419
Totals for all LIHTC Pending Properties in the Pipeline	8,371	\$120,473,087	\$2,440,849,939

LIHTC Pipeline Report
July 30, 2025

Number of awarded projects, LIHTCs Awarded, and Units by Parish

Parish	# Projects Funded	LIHTCs Awarded	% of Credits Awarded	# of Units Awarded	% of Units Awarded
Beauregard	2	\$2,240,000	1.9%	130	1.6%
Bossier	1	\$1,609,482	1.3%	195	2.3%
Caddo	12	\$12,914,805	10.7%	1,082	12.9%
Calcasieu	15	\$20,539,727	17.0%	1,221	14.6%
Claiborne	1	\$975,000	0.8%	34	0.4%
East Baton Rouge	11	\$19,988,805	16.6%	1,608	19.2%
Iberville	2	\$1,352,587	1.1%	100	1.2%
Jefferson	4	\$6,526,767	5.4%	494	5.9%
Jefferson Davis	1	\$535,052	0.4%	42	0.5%
Lafayette	6	\$6,795,776	5.6%	538	6.4%
Livingston	1	\$1,744,782	1.4%	144	1.7%
Natchitoches	1	\$1,571,687	1.3%	120	1.4%
Orleans	14	\$21,697,260	18.0%	1,212	14.5%
Ouachita	2	\$2,092,000	1.7%	110	1.3%
Plaquemines	1	\$494,921	0.4%	44	0.5%
Rapides	3	\$2,885,918	2.4%	238	2.8%
St. John the Baptist	1	\$734,538	0.6%	56	0.7%
St. Landry	1	\$749,500	0.6%	35	0.4%
St. Mary	2	\$1,950,662	1.6%	112	1.3%
St. Tammany	2	\$2,287,928	1.9%	190	2.3%
Tangipahoa	6	\$4,449,376	3.7%	252	3.0%
Tensas	2	\$1,144,000	0.9%	64	0.8%
Terrebonne	3	\$3,630,246	3.0%	250	3.0%
Webster	1	\$886,437	0.7%	32	0.4%
West Baton Rouge	1	\$675,831	0.6%	68	0.8%
TOTALS	96	\$120,473,087	100%	8,371	100%

Number of awarded projects, LIHTCs Awarded, and Units by Construction Type

Construction Type	# Projects Funded	LIHTCs Awarded	# Units
New Construction	70	\$92,747,224	6,096
Acquisition & Rehab	26	\$27,725,863	2,275
Total	96	\$120,473,087	8,371

Number of awarded projects, LIHTCs Awarded, and Units by Area

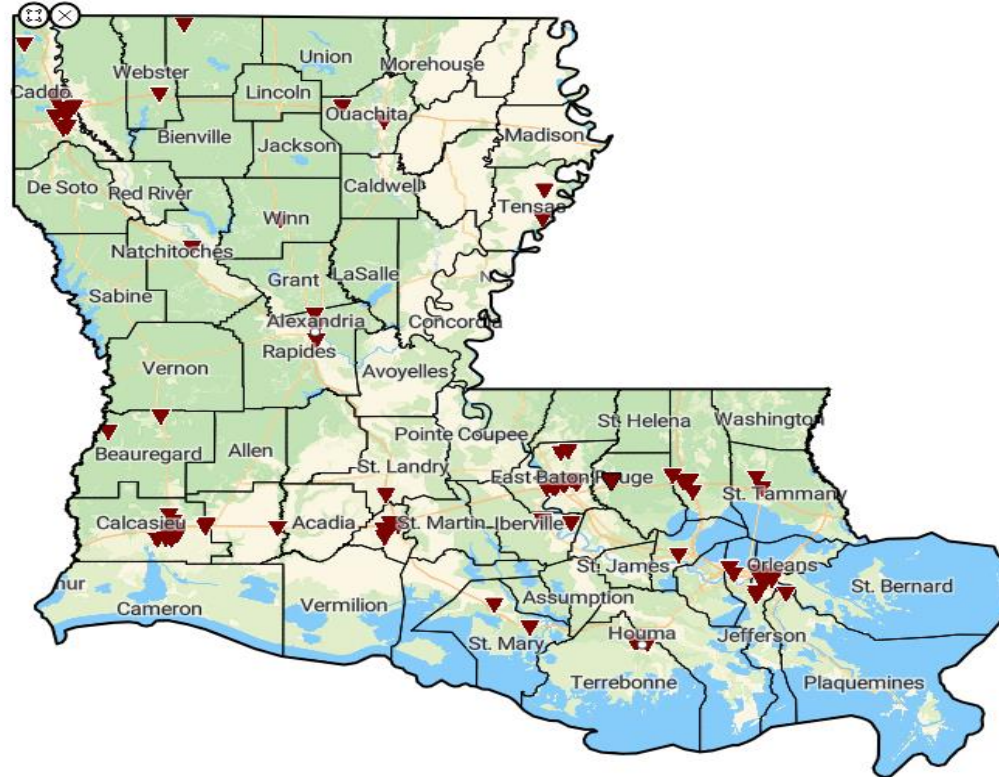
Area	# Projects Funded	LIHTCs Awarded	# Units
Urban Area	66	\$92,843,068	6,455
Rural Area	30	\$27,630,019	1,916
Total	96	\$120,473,087	8,371

Number of awarded projects, LIHTCs Awarded, and Units by Status

Area	# Projects Funded	LIHTCs Awarded	# Units
Not Closed	48	\$63,700,943	4,073
Under Construction	48	\$56,772,144	4,298
Total	96	\$120,473,087	8,371

[Map of the 4% & 9% LIHTC Pipeline Projects \(click this link for the interactive map\)](#)

Louisiana



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