



Louisiana Housing
Corporation

4% & 9% LIHTC
PIPELINE REPORT

LHC Policy & Reporting Dept.

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

October 1, 2025

List of Pending LIHTC Properties for Pipeline Report (by Project Name)												
Project Name	Project #	Funding Round	Project Status	Award Date	Project Parish	Project City	Project Zip	Construction Type	Credits Type	Total Units	LIHTC Award	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	6/11/2025	Orleans	New Orleans	70117	New Construction	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

List of Pending LIHTC Properties for Pipeline Report (by Project Name)												
Project Name	Project #	Funding Round	Project Status	Award Date	Project Parish	Project City	Project Zip	Construction Type	Credits Type	Total Units	LIHTC Award	TDC
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 Delile 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
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	\$48,295,735

List of Pending LIHTC Properties for Pipeline Report (by Project Name)												
Project Name	Project #	Funding Round	Project Status	Award Date	Project Parish	Project City	Project Zip	Construction Type	Credits Type	Total Units	LIHTC Award	TDC
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
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	70601	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
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

List of Pending LIHTC Properties for Pipeline Report (by Project Name)												
Project Name	Project #	Funding Round	Project Status	Award Date	Project Parish	Project City	Project Zip	Construction Type	Credits Type	Total Units	LIHTC Award	TDC
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	2024-119BF	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
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
SBP Parkwood Place	2024-104BF	2024 Bond	Not Closed	6/11/2024	Terrebonne	Houma	70363	New Construction	LIHTC (4%)	90	\$1,171,951	\$45,363,793
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. 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

List of Pending LIHTC Properties for Pipeline Report (by Project Name)												
Project Name	Project #	Funding Round	Project Status	Award Date	Project Parish	Project City	Project Zip	Construction Type	Credits Type	Total Units	LIHTC Award	TDC
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
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 Lupalco Place	2024-108BF	2024 PRIME 3 NOFA	Not Closed	7/2/2024	Jefferson	Marrero	70072	New Construction	LIHTC (4%)	144	\$1,759,331	
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 Shakespeare	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
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
Number of 4% LIHTC Pending Properties				55	Totals for 4% LIHTC Pending Properties in the Pipeline				5,667	\$73,438,802	\$1,761,856,867	
Number of 9% LIHTC Pending Properties				30	Totals for 9% LIHTC Pending Properties in the Pipeline				1,425	\$32,811,296	\$370,932,431	
Total Number of LIHTC Pending Properties				85	Totals for all LIHTC Pending Properties in the Pipeline				7,092	\$106,250,098	\$2,132,789,298	

LIHTC Pipeline Report Statistics
October 1, 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	1	\$1,000,000	0.9%	40	0.6%
Bossier	1	\$1,609,482	1.5%	195	2.7%
Caddo	10	\$10,794,250	10.2%	768	10.8%
Calcasieu	14	\$19,978,852	18.8%	1181	16.7%
Claiborne	1	\$975,000	0.9%	34	0.5%
East Baton Rouge	9	\$13,869,085	13.1%	1038	14.6%
Iberville	2	\$1,352,587	1.3%	100	1.4%
Jefferson	4	\$6,526,767	6.1%	494	7.0%
Jefferson Davis	1	\$535,052	0.5%	42	0.6%
Lafayette	6	\$6,795,776	6.4%	538	7.6%
Livingston	1	\$1,744,782	1.6%	144	2.0%
Natchitoches	1	\$1,571,687	1.5%	120	1.7%
Orleans	12	\$20,473,216	19.3%	1124	15.8%
Ouachita	2	\$2,092,000	2.0%	110	1.6%
Plaquemines	1	\$494,921	0.5%	44	0.6%
Rapides	3	\$2,885,918	2.7%	238	3.4%
St. John the Baptist	1	\$734,538	0.7%	56	0.8%
St. Mary	2	\$1,950,662	1.8%	112	1.6%
St. Tammany	2	\$2,287,928	2.2%	190	2.7%
Tangipahoa	5	\$3,699,376	3.5%	230	3.2%
Tensas	2	\$1,144,000	1.1%	64	0.9%
Terrebonne	2	\$2,171,951	2.0%	130	1.8%
Webster	1	\$886,437	0.8%	32	0.5%
West Baton Rouge	1	\$675,831	0.6%	68	1.0%
TOTALS	85	\$106,250,098	100%	7,092	100%

Data by Construction Type

Construction Type	# Projects Funded	LIHTCs Awarded	# Units
New Construction	62	\$81,884,790	5,221
Acquisition & Rehab	23	\$24,365,308	1,871
Total	85	\$106,250,098	7,092

Data by Urban or Rural

Area	# Projects Funded	LIHTCs Awarded	# Units
Urban Area	59	\$82,817,874	5,443
Rural Area	26	\$23,432,224	1,649
Total	85	\$106,250,098	7,092

Data by Status

Status	# Projects Funded	LIHTCs Awarded	# Units
Not Closed	44	\$58,511,746	3,604
Under Construction	41	\$47,738,352	3,488
Total	85	\$106,250,098	7,092

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

Louisiana



Louisiana Housing
Corporation