

JEFF LANDRY
GOVERNOR



KEVIN J. DELAHOUSAYE
LHC EXECUTIVE DIRECTOR

Louisiana Housing Corporation

The following resolution was offered by Board Member Willie Rack and seconded by Board Member Steven J. Hattier:

RESOLUTION

A resolution approving the final rankings of applicants under the 2025 Qualified Allocation Plan to certain residential rental facilities; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Corporation (the "Corporation") has been ordered and directed to act on behalf of the State of Louisiana (the "State") in allocating and administering programs and/or resources made available pursuant to the Section 42 of the Internal Revenue Code (the "LIHTC Program"); and

WHEREAS, the Corporation approved certain application and other forms, documents and proceedings related to the LIHTC Program; and

WHEREAS, the Corporation has solicited applications for awards of housing credit dollar amounts under the 2025 calendar year qualified allocation plan (the "2025 QAP"); and

WHEREAS, the staff of the Corporation has processed applications in accordance with the 2025 QAP and is prepared, based upon feasibility analysis, to provide a final ranking of the applications received under the 2025 QAP for each of the residential rental projects described in Exhibit A:

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation (the "Corporation"), acting as the governing authority of said Corporation that:

SECTION 1. The final rankings contained in Exhibit A are hereby recognized as the Corporation's final rankings for the 2025 QAP.

SECTION 2. The Chairman and Executive Director of the Corporation are hereby authorized, empowered and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Corporation, the terms of which are to be consistent with the provisions of this resolution as approved by the Corporation's Counsel.

This resolution having been submitted to a vote, the vote thereon was as follows:

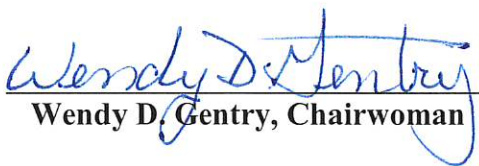
YEAS: **Wendy D. Gentry, Tonya P. Mabry, Official Designee
Renee' Fontenot Free obo La. State Treasurer John
Fleming, Sarah E. Collier, Steven J. Hattier, Chance
Miller, Lance Ned, Willie Rack, Jennifer Vidrine,
Brandon O. Williams, Richard A. Winder.**

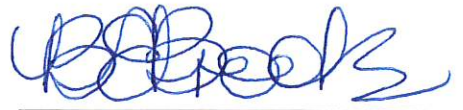
NAYS: **None.**

ABSTAIN: **None.**

ABSENT: **Alfred E. Harrell, III.**

And the resolution was declared adopted on this, the 15th day of October 2025.


Wendy D. Gentry, Chairwoman


Barry E. Brooks, Secretary

**STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE**

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Corporation (the "Corporation"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on October 15, 2025 entitled, "A resolution approving the final rankings of applicants under the 2025 Qualified Allocation Plan to certain residential rental facilities; and providing for other matters in connection therewith."

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 15th day of October 2025.



Barry E. Brooks, Secretary

(SEAL)

LOUISIANA HOUSING CORPORATION
2025 LIHTC Final Rankings

Exhibit A

Urban Area New Construction Pool									
Project Name	Parish	Units	Construction Type	Pool	TDC	TDC/UNIT	Total Sqft	TDC/Sqft	LIHTC Request
1 Riser Senior Town Homes	Orleans	20	New Construction	Urban Area Pool	\$ 5,351,343	\$ 268,067	13,000	\$412.41	\$ 575,000.00
2 Waterford Park	Lafayette	24	New Construction	Urban Area Pool	\$ 7,357,218	\$ 306,967	28,548	\$258.06	\$ 640,000.00
3 Fisher Park	Lafayette	24	New Construction	Urban Area Pool	\$ 7,220,408	\$ 300,850	28,548	\$252.92	\$ 640,000.00
2025 QAP Funds Available									
Urban Area Pool Set-Aside Pool Funds Reservations									
Urban Area Pool Set-Aside Pool Ending Balances									
2025 QAP Funds Available									
Urban Area Pool Set-Aside Pool Funds Reservations									
Urban Area Pool Set-Aside Pool Ending Balances									

Urban Area Collapsed Pool									
Project Name	Parish	Units	Construction Type	Pool	TDC	TDC/UNIT	Total Sqft	TDC/Sqft	LIHTC Request
1 River Garden Apartments II	Orleans	310	Acquisition & Rehab	Urban Area Rehab	\$ 64,498,112	\$ 208,058	315,903	\$204.17	\$ 978,565.00
2025 QAP Funds Available									
Urban Area Pool Set-Aside Pool Funds Reservations									
Urban Area Pool Set-Aside Pool Ending Balances									

Rural Area Rehabilitation Pool									
Project Name	Parish	Units	Construction Type	Pool	TDC	TDC/UNIT	Total Sqft	TDC/Sqft	LIHTC Request
1 Pinecrest Apartments	Lincoln	32	Acquisition & Rehab	Rural Area Rehabilitation Pool	\$ 4,859,208	\$ 151,850	25,600	\$189.81	\$ 441,690.00
2 Dupre Place II	St. Landry	26	Acquisition & Rehab	Rural Area Rehabilitation Pool	\$ 5,013,204	\$ 192,816	29,650	\$169.08	\$ 450,461.00
3 St. Landry Place	St. Landry	28	Acquisition & Rehab	Rural Area Rehabilitation Pool	\$ 5,733,492	\$ 204,768	32,656	\$175.57	\$ 532,451.00
4 La Posada	Tangipahoa	40	Acquisition & Rehab	Rural Area Rehabilitation Pool	\$ 6,143,636	\$ 153,591	44,990	\$136.56	\$ 635,279.00
2025 QAP Funds Available									
Rural Area Rehabilitation Pool Funds Reservations									
Rural Area Rehabilitation Pool Ending Balances									

LOUISIANA HOUSING CORPORATION
2025 LIHTC Final Rankings

Exhibit A

Rural Area New Construction Pool										
Project Name	Parish	Units	Construction Type	Pool	TDC	TDC/UNIT	Total Sqft	TDC/Sqft	LIHTC Request	
1 Woodlawn	Lincoln	24	New Construction	Rural Area New Construction Pool	\$ 6,153,139	\$ 256,381	28,434	\$216.40	\$ 665,000.00	
2 Retirement Cottages of Ruston	Lincoln	20	New Construction	Rural Area New Construction Pool	\$ 5,149,066	\$ 257,453	13,000	\$396.08	\$ 555,000.00	
3 Retirement Villas of Ruston	Lincoln	30	New Construction	Rural Area New Construction Pool	\$ 7,009,095	\$ 233,637	24,000	\$292.05	\$ 657,500.00	
4 Retirement Villas of Farmville	Union	30	New Construction	Rural Area New Construction Pool	\$ 6,927,453	\$ 230,915	24,000	\$288.64	\$ 665,750.00	
					2025 QAP Funds Available					\$ 2,838,592.29
					Rural Area New Construction Pool Funds Reservations					\$ 2,543,250.00
					Rural Area New Construction Pool Ending Balances					\$ 295,342.29
Rural Area Collapsed Pool										
Project Name	Parish	Units	Construction Type	Pool	TDC	TDC/UNIT	Total Sqft	TDC/Sqft	LIHTC Request	
1 Plumtree Estates	Richland	40	Acquisition & Rehab	Rural Area Rehabilitation Pool	\$ 9,050,017	\$ 226,250	50,689	\$178.54	\$ 780,000.00	
					2025 QAP Funds Available					\$ 1,074,053.57
					Rural Area New Construction Pool Funds Reservations					\$ 780,000.00
					Rural Area New Construction Pool Ending Balances					\$ 294,053.57
					2025 LIHTC Ceiling Total					\$ 15,711,669.00
					Total 2025 LIHTC RESERVATIONS					\$ 14,783,486.00
					2025 LIHTC Ending Balance					\$ 928,183.00

LOUISIANA HOUSING CORPORATION
2025 LIHTC Final Rankings

Exhibit A

2025 LIHTC Funding Round Waiting List										
	Project Name	Parish	Units	Construction Type	Pool	TDC	TDC/UNIT	Total Sqft	TDC/Sqft	LIHTC Request
1	Kings Place	Lafourche	48	Acquisition & Rehab	Rural Area Rehabilitation Pool	\$ 10,111,999	\$ 210,667	30,520	\$331.32	\$ 979,090.00
2	Heartwood Homes 1	Iberia	48	Acquisition & Rehab	Rural Area Rehabilitation Pool	\$ 13,622,251	\$ 283,797	44,646	\$305.12	\$ 999,980.00
3	Heartwood Homes 2	Iberia	40	Acquisition & Rehab	Rural Area Rehabilitation Pool	\$ 14,294,187	\$ 357,355	38,292	\$373.29	\$ 999,980.00
4	Ouachita Grand Plaza	Ouachita	90	Acquisition & Rehab	Urban Area Rehab	\$ 19,266,927	\$ 214,077	51,900	\$371.23	\$ 1,360,713.00
5	Sharlo Senior Apartments	East Baton Rouge	90	Acquisition & Rehab	Urban Area Rehab	\$ 20,642,275	\$ 229,359	60,052	\$343.74	\$ 1,500,000.00
6	Ville Platte Duplexes	Evangeline	22	New Construction	Rural Area New Construction Pool	\$ 7,161,978	\$ 325,544	24,530	\$291.97	\$ 698,686.00
7	Fairmont	Rapides	34	New Construction	Rural Area New Construction Pool	\$ 8,332,617	\$ 245,077	33,400	\$249.48	\$ 699,900.00
8	Sugarland Terrace	Iberia	25	Acquisition & Rehab	Rural Area Rehabilitation Pool	\$ 8,541,692	\$ 341,668	36,338	\$235.06	\$ 840,000.00
9	Holly Cove Apartments	Tangipahoa	28	New Construction	Rural Area New Construction Pool	\$ 8,062,110	\$ 287,933	32,378	\$249.00	\$ 847,380.00
10	Fondren Place	Ouachita	24	New Construction	Urban Area Pool	\$ 6,208,506	\$ 258,688	28,434	\$218.35	\$ 650,000.00
11	LeFleur Gardens	Ouachita	24	New Construction	Urban Area Pool	\$ 6,208,433	\$ 258,685	28,434	\$218.35	\$ 650,000.00
12	Chesapeake Apartments	Caddo	22	New Construction	Urban Area Pool	\$ 6,384,226	\$ 290,192	23,200	\$275.18	\$ 679,960.00
13	Oak Springs Apartments	Lafayette	36	New Construction	Urban Area Pool	\$ 8,830,459	\$ 245,291	33,800	\$261.26	\$ 898,999.00
14	207 Telemaque	Ouachita	50	New Construction	Urban Area Pool	\$ 13,328,233	\$ 266,565	40,000	\$333.21	\$ 1,400,000.00
15	Wooddale Tower	East Baton Rouge	88	New Construction	Urban Area Pool	\$ 25,793,615	\$ 293,109	56,650	\$455.32	\$ 1,485,000.00
16	Mid-City Senior Lofts	Calcasieu	46	New Construction	Urban Area Pool	\$ 17,848,708	\$ 388,015	46,965	\$380.04	\$ 1,499,998.00
17	Capstone at North Point	East Baton Rouge	80	New Construction	Urban Area Pool	\$ 22,352,250	\$ 279,403	56,000	\$399.15	\$ 1,500,000.00
18	Northside Place	Caddo	52	New Construction	Urban Area Pool	\$ 14,775,037	\$ 284,135	40,300	\$366.63	\$ 1,500,000.00
19	Holmes Drive Apartments	East Baton Rouge	40	New Construction	Urban Area Pool	\$ 14,823,070	\$ 370,577	56,480	\$262.45	\$ 1,500,000.00
20	1501 Peabody St. Apartments	Caddo	58	New Construction	Choice Neighborhood Initiative CNI Set-Aside	\$ 14,352,408	\$ 247,455	45,240	\$317.25	\$ 1,500,000.00
21	Marrero Village	Jefferson	39	New Construction	Qualified Non-Profit/CHDO Set-Aside	\$ 13,966,360	\$ 358,112	50,946	\$274.14	\$ 1,469,357.00
22	Village Duchesne	St. Landry	70	Acquisition & Rehab	Rural Area Rehabilitation Pool	\$ 12,243,123	\$ 174,902	32,758	\$373.74	\$ 799,000.00
23	Cypress at Ward's Creek	East Baton Rouge	65	New Construction	Urban Area Pool	\$ 18,636,755	\$ 286,719	68,500	\$272.07	\$ 1,250,000.00
24	Blueberry Hill 2 Homes	Orleans	47	New Construction	Urban Area Pool	\$ 15,125,000	\$ 321,809	42,756	\$353.75	\$ 1,480,000.00
25	Cypress at Ardendale Phase IIIA	East Baton Rouge	60	New Construction	Choice Neighborhood Initiative CNI Set-Aside	\$ 19,280,900	\$ 321,348	75,091	\$256.77	\$ 1,500,000.00
26	Opelousas North Homes	St. Landry	28	New Construction	Rural Area New Construction Pool	\$ 9,502,445	\$ 339,373	28,800	\$329.95	\$ 1,000,000.00
27	Marksville Senior Village	Avoyelles	28	Acquisition & Rehab	Rural Area Rehabilitation Pool	\$ 5,541,594	\$ 197,914	19,820	\$279.60	\$ 505,000.00
28	Refuge Retirement Villas	Ouachita	20	New Construction	Urban Area Pool	\$ 5,112,933	\$ 255,647	16,000	\$319.56	\$ 535,000.00
29	High Point Apartments	Livingston	48	Acquisition & Rehab	Rural Area Rehabilitation Pool	\$ 8,086,383	\$ 168,466	34,320	\$235.62	\$ 590,000.00
30	Clinton Plaza	East Feliciana	32	Acquisition & Rehab	Rural Area Rehabilitation Pool	\$ 6,477,568	\$ 202,424	28,280	\$229.05	\$ 575,000.00
31	Sparta Place Apartments	Lincoln	40	Acquisition & Rehab	Rural Area Rehabilitation Pool	\$ 9,312,931	\$ 232,823	25,400	\$366.65	\$ 945,067.00
32	Santa Rosa Heights II	Orleans	38	Acquisition & Rehab	Urban Area Rehab	\$ 8,208,760	\$ 216,020	45,205	\$181.59	\$ 700,000.00

2025 Funding Round Report

Contact	Count of Award	Total Units	LIHTC Awarded
Caddo	2	53	\$ 1,339,504.00
Calcasieu	2	117	\$ 2,999,988.00
Grant	1	24	\$ 511,163.00
Lafayette	2	48	\$ 1,280,000.00
Lincoln	4	106	\$ 2,319,190.00
Orleans	2	382	\$ 1,637,717.00
Ouachita	2	56	\$ 1,132,831.00
Richland	1	40	\$ 780,000.00
St. Landry	2	54	\$ 982,912.00
St. Tammany	1	94	\$ 499,152.00
Tangipahoa	1	40	\$ 635,279.00
Union	1	30	\$ 665,750.00
Grand Total	21	1,044	\$ 14,783,486.00

Construction Type	# of Projects	Total Units	LIHTC Awarded
Acquisition & Rehab	12	755	\$ 7,385,248.00
New Construction	9	289	\$ 7,398,238.00
Grand Total	21	1,044	\$ 14,783,486.00

Area	# of Projects	Total Units	LIHTC Awarded
Rural	10	294	\$ 5,894,294.00
Urban	11	750	\$ 8,889,192.00
Grand Total	21	1,044	\$ 14,783,486.00

Pools	# of Projects	Total Units	LIHTC Awarded
Choice Neighborhood Initiative CNI Set-Aside	2	117	\$ 2,999,988.00
Qualified Non-Profit/CHDO Set-Aside	3	190	\$ 1,669,467.00
Rural Area New Construction Pool	4	104	\$ 2,543,250.00
Rural Area Rehabilitation Pool	5	166	\$ 2,839,881.00
Urban Area Pool	3	68	\$ 1,855,000.00
Urban Area Rehab	4	399	\$ 2,875,900.00
Grand Total	21	1,044	\$ 14,783,486.00