



**NOVOGRADAC  
& COMPANY** LLP®  
CERTIFIED PUBLIC ACCOUNTANTS

# LIHTC Properties in Louisiana's 3rd District (Clay Higgins - R) Through 2016



## LIHTC Properties in Louisiana Through 2016

Project Name	Address	City	State	Zip Code	Nonprofit Sponsor	Allocation Year	Annual Allocated Amount	Year Placed in Service	Construction Type	Total Units	Low Income Units	Rent or Income Ceiling	Credit Percentage	Tax-Exempt Bond	HUD Multi-Family Financing/Rental Assistance
BEAU MAISONS ESTATES	820 Martin Luther King Dr.	LAFAYETTE	LA	70501	No	2004	\$14,091	Insufficient Data	New Construction	25	1		Not Indicated	No	
BOOKER T WASHINGTON HOMES	469 Chandler	Lake Charles	LA	70601-0000	No	2011	\$0	Insufficient Data	New Construction	46	0		TCEP only	No	
GARDEN PARK	800 Agnes Dr.,	Breaux Bridge	LA	00000-0000	No	2013	\$0	Insufficient Data	New Construction	25	0		TCEP only	No	
WHISPERING PINES	5th Avenue	Lake Charles	LA	70607-0000	No	1995	\$0	Insufficient Data	Existing	170	0		TCEP only	No	
CHURCHILL APARTMENTS	109 Darbonne Street	Church Point	LA	00000-0000	No	2013	\$0	Insufficient Data	Existing	31	0		TCEP only	No	
HOLY FAMILY 2014 TAX CREDIT REHAB	1512 Louisiana Avenue	Lafayette	LA	70501-0000	No	2014	\$0	Insufficient Data	Acquisition and Rehab	160	0		TCEP only	No	
VILLAGE DU LAC III	1404 Carmel Drive	Lafayette	LA	70501-0000	No	2011	\$0	Insufficient Data	Existing	140	0		TCEP only	No	
ACADIA PLACE APTS	114 ACADIAN PL	CHURCH POINT	LA	70525	No	1987	Insufficient Data	1987	New Construction	30	30		30 % present value	No	
PARK TERRACE APTS	301 WILLIS DR	ST MARTINVILLE	LA		No	1988	Insufficient Data	1988	New Construction	32	32	60% AMGI	30 % present value	No	
TOWN & COUNTRY APTS	1800 S ARIZONA ST	SULPHUR	LA	70663	No	1988	Insufficient Data	1988	Acquisition and Rehab	48	48		70 % present value	No	
BELL DOWNS APTS	404 GUILBEAU RD	LAFAYETTE	LA	70506	No	1989	Insufficient Data	1989	Existing	80	80		30 % present value	No	
CORY PARK	891 SHANKLAND AVE	JENNINGS	LA	70546	No	1989	Insufficient Data	1989	New Construction	30	30		Not Indicated	No	
WESTLAKE MANOR APARTMENTS	1801 Gandy Street	Westlake	LA	70669-0000	No	2011	\$0	1989	Acquisition and Rehab	32	0	60% AMGI	Both 30% and 70% present value	No	

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SHADY OAKS	503 W. Andrus	Crowley	LA	70527-0000	No	1990	\$0	1990	Acquisition and Rehab	100	0		TCEP only	No	
KAPLAN MANOR	West Third Street	Kaplan	LA	70548-0000	No	1990	\$0	1990	New Construction	32	0	60% AMGI	30 % present value	No	
LAFAYETTE GARDENS	900 Provost Street	Scott	LA	70583-0000	No	1990	\$0	1991	Existing	56	0	60% AMGI	70 % present value	No	
MAGNOLIA PLACE APTS	1001 E DALE ST	NEW IBERIA	LA	70560	No	1991	Insufficient Data	1991	Acquisition and Rehab	10	10		30 % present value	No	
CHURCH HILL APTS	109 Darbonne Street	Church Point	LA	70525-0000	No	Insufficient Data	\$0	1991	New Construction	32	0		30 % present value	No	
OAKDALE APTS	611 TINA ST	BREAUX BRIDGE	LA	70517	No	1990	Insufficient Data	1992	Acquisition and Rehab	32	32		30 % present value	No	
OAKLEIGH APTS.	2405 Richard Street	Abbeville	LA	70510-0000	No	1991	\$0	1992	New Construction	32	0		30 % present value	No	
ST JULES APTS	1716 West Ibert Street	Franklin	LA	70538-0000	No	1992	\$0	1992	Existing	32	0		TCEP only	No	
EVANGELINE APTS	302 JEFFERSON ST	LAFAYETTE	LA	70501	No	1993	\$474,109	1995	Acquisition and Rehab	100	10		Not Indicated	No	
EVANGELINE VILLAGE	415 N. Dominquez Ave.	Lafayette	LA	70506-0000	No	1994	\$20,337	1995	New Construction	72	0	60% AMGI	70 % present value	No	
SCHOOL DAYS	415 Center Street	New Iberia	LA	70560-0000	No	1993	\$0	1995	Existing	65	0		TCEP only	No	
CAMERON PLACE APTS	1593 MARSHALL ST	CAMERON	LA	70631	No	1995	Insufficient Data	1996	New Construction	40	1		Not Indicated	No	
COUNTRY ACRES APTS.	102 Van Buren	Lafayette	LA	70507-0000	No	1995	\$14,654	1996	Acquisition and Rehab	113	0		TCEP only	No	

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SOUTH MEADOWS APTS	1405 S MLK JR DR	ST MARTINVILLE	LA	70582	No	1996	\$29,201	1996	New Construction	40	40	60% AMGI	30 % present value	No	
SOUTHWIND APTS	1711 Airport Road	Jennings	LA	70546-0000	No	1995	\$12,253	1996	Existing	36	0	60% AMGI	70 % present value	No	
T.R. BOBB APTS	620 W. Admiral Doyle	New Iberia	LA	70561-0000	No	1995	\$24,969	1996	Existing	30	0	60% AMGI	70 % present value	No	
CYPRESS SHADOWS I	173 S. Beadle Road	Lafayette	LA	70508-0000	No	Insufficient Data	\$55,316	1997	New Construction	150	150	60% AMGI	70 % present value	No	
CYPRESS SHADOWS II	Beadle Road	Lafayette	LA	70508-0000	No	Insufficient Data	\$55,316	1997	New Construction	150	150	60% AMGI	70 % present value	No	
EVANGELINE PLACE APTS	809 Eighth Street	Lake Arthur	LA	70549-0000	No	1997	\$15,851	1997	Existing	32	0	60% AMGI	30 % present value	No	
KATHY APARTMENTS	200 Kathy Meadows Lane	Crowley	LA	70526-0000	No	1996	\$26,084	1997	Existing	72	0		TCEP only	No	
MILO'S GARDEN APARTMENTS	606 Jennifer Anne St	Jeanerette	LA	70544-0000	No	1997	\$14,165	1997	Existing	40	0	60% AMGI	70 % present value	No	
PARKWAY APARTMENTS	210 N. Beglis Parkway	Sulphur	LA	70663-0000	No	1997	\$33,587	1997	New Construction	48	0	60% AMGI	70 % present value	No	
WESTLAKE ELDERLY APARTMENTS	1109 Garden Drive	Westlake	LA	70669-0000	No	1995	\$14,513	1997	New Construction	24	0		TCEP only	No	
VALLEYVIEW APTS.	4401 5th Avenue South, 101	Lake Charles	LA	70629-0000	Yes	1996	\$39,554	1998	New Construction	100	0	60% AMGI	70 % present value	No	
WESTFIELD APARTMENTS	815 East Russell Ave.	Welsh	LA	70591-0000	No	1997	\$113,601	1998	New Construction	40	0	60% AMGI	70 % present value	No	
WILLOW PARK II APTS	1416 W. Willow St.	Lafayette	LA	70501-0000	No	1997	\$52,933	1998	New Construction	88	0	60% AMGI	70 % present value	No	

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CHERRY BROOK APTS	1341 20 ARPENT RD	NEW IBERIA	LA	70560	No	1998	\$28,949	1999	Acquisition and Rehab	74	74		Not Indicated	No	
EOLA MANOR	Landry Garber Road	Broussard	LA	70518-0000	No	1998	\$24,692	1999	Existing	40	0		TCEP only	No	
FIFTH AVENUE APTS I	4247 FIFTH AVE	LAKE CHARLES	LA	70607	Yes	1997	\$19,493	1999	New Construction	80	80	60% AMGI	70 % present value	No	
MOSS POINTE APTS	400 Odd Fellows Rd.	Crowley	LA	70526-0000	No	1998	\$23,709	1999	New Construction	40	0		TCEP only	No	
WESTLAKE ELDERLY II APARTMENTS	2106 Walker Drive	Westlake	LA	70669-0000	No	1998	\$16,081	1999	New Construction	24	0		TCEP only	No	
WILLOWBROOK I APARTMENTS	1301 W. Willow St.	Lafayette	LA	70506-0000	No	1999	\$13,464	1999	New Construction	40	0	60% AMGI	30 % present value	No	
FIFTH AVENUE APTS II	4247 Fifth Avenue	Lake Charles	LA	70607-0000	No	1999	\$36,944	2000	New Construction	40	0	60% AMGI	70 % present value	No	
ST CHARLES PLACE	1011 West 18th Street	Lake Charles	LA	70601-0000	Yes	Insufficient Data	\$22,105	2000	Acquisition and Rehab	121	0	60% AMGI	70 % present value	No	
WOOD CREEK APARTMENTS	416 Sonnier Road	Carencro	LA	70520-0000	No	1999	\$22,971	2000	Existing	36	0	60% AMGI	Both 30% and 70% present value	No	
WILLOW BROOK APTS	1307 W. Willow St.	Lafayette	LA	70506-0000	No	Insufficient Data	\$1,385,818	2000	Existing	40	0	60% AMGI	70 % present value	No	
FESTIVAL APARTMENTS	2400 Fruge Street	Lake Charles	LA	70602-0000	No	1999	\$67,285	2001	Existing	56	0		TCEP only	No	
WESTERN GARDENS APTS.	1601 West 4th Street	DeQuincy	LA	70633-0000	No	2000	\$18,907	2001	Existing	48	0		30 % present value	No	
SULPHUR SPRINGS I	700 Henning Drive	Sulphur	LA	70663-0000	No	2000	\$47,537	2002	Acquisition and Rehab	76	0	60% AMGI	70 % present value	No	

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SULPHUR SPRINGS II	700 Henning Drive	Sulphur	LA	70663-0000	No	2000	\$288,671	2002	Existing	72	0	60% AMGI	TCEP only	No	
WESTLAKE HOMES	2402 Fox Run Rd	Westlake	LA	70669-0000	No	2000	\$6,750	2002	Existing	25	0		TCEP only	No	
ARMENTINE COVE	338 Armentine Cove	Breaux Bridge	LA	70517-0000	No	2002	\$7,034	2003	New Construction	41	0	60% AMGI	70 % present value	No	
WOODLAND LAKES	4499 Lake Charles Drive	Lake Charles	LA	70615-0000	Yes	2001	\$10,236	2003	New Construction	33	0	60% AMGI	70 % present value	No	
WOODLAND PINES DEVELOPMENT	510 QUEEN CARTER CT	LAKE CHARLES	LA	70615	Yes	2003	Insufficient Data	2003	New Construction	27	27		Both 30% and 70% present value	No	
WOODLAND SHORES DEVELOPMENT	4462 LAKE CAROLINE DR	LAKE CHARLES	LA	70615	No	2002	\$10,695	2003	New Construction	33			70 % present value	No	
RESTORATION BATON ROUGE V	Hammond Street	LAFAYETTE	LA	70501	No	2003	\$12,390	2004	New Construction	23	1	60% AMGI	70 % present value	No	
BAYBERRY POINT II	406 Jessica Street	Lafayette	LA	70501-0000	No	Insufficient Data	\$12,080	2004	New Construction	23	1	60% AMGI	70 % present value	No	
BAYBERRY POINT III	113 Bay Rum Drive	Lafayette	LA	70501-0000	Yes	Insufficient Data	\$12,765	2004	New Construction	21	0	60% AMGI	70 % present value	No	
LA MAISON APARTMENTS	5001 Pecan Acres Dr.	Lake Charles	LA	70605-0000	No	Insufficient Data	\$62,336	2004	New Construction	78	0	60% AMGI	70 % present value	No	
ST ANTOINE GARDENS	706 HELLEN ST	LAFAYETTE	LA	70501	No	2005	Insufficient Data	2005	New Construction	30			Not Indicated	No	
ACADIAN APTS	916 Florence Street	Jennings	LA	70546-0000	No	Insufficient Data	\$22,923	2005	Acquisition and Rehab	42	8	60% AMGI	Both 30% and 70% present value	No	
BAYBERRY POINT IV	508 JESSICA ST	LAFAYETTE	LA	70501	Yes	2004	Insufficient Data	2005	New Construction	14	14		70 % present value	No	

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KRISTLE COVE APTS	450 E MILLS AVE	BREAUX BRIDGE	LA	70517	No	Insufficient Data	Insufficient Data	2005	New Construction	50	50		Not Indicated	No	
RAYNE VILLAS APTS	400 HUTCHISON ST	RAYNE	LA	70578	No	1989	Insufficient Data	2006	New Construction	32	32		30 % present value	No	
MOSS OAKS I	1131 ANN ST	NEW IBERIA	LA	70560	No	2003	\$234,764	2006	New Construction	22	22	60% AMGI	70 % present value	No	
CANDLEWOOD ESTATES	2560 Pelican Court	Jeanerette	LA	70544-0000	No	2006	\$8,723	2006	New Construction	32	0	60% AMGI	30 % present value	No	
MOSS OAKS II	905 MOSS OAK DR	NEW IBERIA	LA	70560	No	2003	\$236,764	2006	New Construction	22	22	60% AMGI	70 % present value	No	
NEW IBERIA HOMES AT SUGARLAND TERRACE	1600 SUGARLAND TER	NEW IBERIA	LA	70560	No	2003	\$264,000	2006	New Construction	26	25	60% AMGI	70 % present value	No	
PEPPERMILL APARTMENTS II	2700 Beglis Parkway	Sulphur	LA	70663-0000	Yes	2005	\$32,978	2006	Acquisition and Rehab	56	8	60% AMGI	30 % present value	No	
PEPPERMILL I APARTMENTS	2877 S. Beglis Parkway	Sulphur	LA	70665-0000	Yes	Insufficient Data	\$32,978	2006	Acquisition and Rehab	64	0	60% AMGI	30 % present value	No	
RIDGEVIEW APARTMENTS	125 Ridgeview Dr	Broussard	LA	70518-0000	No	2005	\$14,283	2006	Acquisition and Rehab	44	44	60% AMGI	30 % present value	No	
BOBBY SMITH SUBDIVISION I SINGLE FAMILY HOUSING	1805 Joseph Pete Street	Crowley	LA	70527-0000	Yes	2006	\$16,074	2007	New Construction	23	0	60% AMGI	70 % present value	No	
BOBBY SMITH SUBDIVISION II	1805 Joseph Pete Street	Crowley	LA	70527-0000	No	2006	\$15,990	2007	New Construction	23	0	60% AMGI	70 % present value	No	
CHATEAU DU LAC	333 Mill Street	Lake Charles	LA	70601-0000	No	2006	\$681,453	2007	Acquisition and Rehab	198	0	60% AMGI	30 % present value	No	
CHEROKEE APARTMENTS	725 Mary Street	New Iberia	LA	70560-0000	Yes	2006	\$67,387	2007	New Construction	32	0	60% AMGI	70 % present value	No	

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DELTA CROSSING	1906 S. Delta Crossing	Vinton	LA	70668-0000	No	2006	\$21,708	2007	New Construction	54	0	60% AMGI	70 % present value	No	
PATRICK PLACE DEVELOPMENT	4437 LAKE FAIRWAY DR	LAKE CHARLES	LA	70615	Yes	2006	\$15,636	2007	New Construction	28	28	60% AMGI	70 % present value	No	
QUINN COURT	2506 Ruth Street	Lake Charles	LA	70601-0000	No	2006	\$15,334	2007	New Construction	29	0	60% AMGI	70 % present value	No	
WEST CROWLEY SUNBDIVISION SINGLE FAMILY HOUSING	1916 Joseph Pete	Crowley	LA	70526-0000	Yes	Insufficient Data	\$20,937	2007	New Construction	65	0	60% AMGI	70 % present value	No	
SOUTH RAYNE SUBDIVISION	920 Noon St	Rayne	LA	70578-0000	No	Insufficient Data	\$21,496	2007	New Construction	50	0	60% AMGI	70 % present value	No	
BAYOU PLACE PHASE I	741 Shlester	New Iberia	LA	70560-0000	No	2006	\$0	2008	New Construction	25	0		TCEP only	No	
BEAU SOLEIL PLACE	822 Martin Luther King Drive	Lafayette	LA	70501-0000	Yes	Insufficient Data	\$29,860	2008	New Construction	24	19	60% AMGI	70 % present value	No	
EMERALD POINT	4254 5th Avenue	Lake Charles	LA	70607-0000	No	2007	\$21,865	2008	Acquisition and Rehab	120	0	60% AMGI	30 % present value	No	
GORDON WOODS	4336 Gordon Woods Dr.	Lake Charles	LA	70615-0000	No	Insufficient Data	\$18,913	2008	New Construction	70	0		70 % present value	No	
IOWA FAMILY HOUSING	114 River Birch Drive	Iowa	LA	70647-0000	No	Insufficient Data	\$18,402	2008	New Construction	60	0	60% AMGI	70 % present value	No	
LOUISE LANDING DEVELOPMENT	2506 RUTH ST	LAKE CHARLES	LA	70601	Yes	2006	\$21,453	2008	New Construction	56		60% AMGI	70 % present value	No	
NORTH ABBEVILLE SUBDIVISION II	100 Cane Lane # A	Abbeville	LA	70510-0000	No	2006	\$21,580	2008	Existing	57	0	60% AMGI	TCEP only	No	
SOUTH CHURCH POINT SUBDIVISION	103 Wildflower	Church Point	LA	00000-0000	No	Insufficient Data	\$21,454	2008	New Construction	38	0	60% AMGI	Both 30% and 70% present value	No	



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THE RIDGE AT LAKE CHARLES	5140 Weaver Road	Lake Charles	LA	70605-0000	No	2006	\$225,183	2008	New Construction	96	0	60% AMGI	70 % present value	No	
VILLAS OF LAKE CHARLES	5100 Weaver Road, Bldg. 13	Lake Charles	LA	70605-0000	No	2006	\$95,986	2008	New Construction	78	0	60% AMGI	70 % present value	No	
TIFFANY	2790 Rodeo Road	Abbeville	LA	70510-0000	No	2007	\$188,401	2008	New Construction	260	0		70 % present value	No	
BAYOU PLACE	100 Twenty Arpent Road	New Iberia	LA	70560-0000	Yes	Insufficient Data	\$0	2008	New Construction	25	0		TCEP only	No	
FRENCHMAN'S CREEK	100 Placide Dr.	Sulphur	LA	70633-0000	No	Insufficient Data	\$0	2008	New Construction	40	0		TCEP only	No	
PRESLEY PARK	4437 LAKE FAIRWAY DR	Lake Charles	LA	70615-0000	No	2008	\$20,318	2009	New Construction	100	0	60% AMGI	70 % present value	No	
SABINE POINTE SUBDIVISION ALPIC	1201 Sabine Pointe Drive	Vinton	LA	70668-0000	No	2006	\$21,346	2009	New Construction	50	0		TCEP only	No	
SULPHUR RETIREMENT COMMUNITY, LLC	503 Cypress Street	Sulphur	LA	70663-0000	No	Insufficient Data	\$890,261	2009	New Construction	60	0	60% AMGI	TCEP only	No	
MONET ACRES ESTATES PHASE II	1030 JAMES DR	SULPHUR	LA	70663	Yes	2007	Insufficient Data	2010	New Construction	60			70 % present value	No	
RENOIR ACRES II	950 Addie Drive	Sulphur	LA	70665-0000	Yes	2007	\$0	2010	New Construction	60	0	60% AMGI	70 % present value	No	
VILLAGES OF LAKE CHARLES	661 Dixy Drive	Lake Charles	LA	70601-0000	No	2006	\$43,669	2010	Existing	124	0		TCEP only	No	
ACADIAN VILLAGE	9613 Maurice Avenue	Maurice	LA	70555-0000	No	2008	\$276,402	2011	New Construction	72	50		TCEP only	No	
COTTAGES AT THE POWER CENTRE DEVELOPMENT	3545 CLEO CT	LAKE CHARLES	LA	70607	No	2008	\$20,070	2011	New Construction	125			70 % present value	No	

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CYPRESS TRAILS APARTMENT HOMES	810 Moss Street	Lafayette	LA	70501-0000	Yes	2009	\$46,135	2011	New Construction	72	0	60% AMGI	70 % present value	No	
DOGWOOD PLACE SUBDIVISION	111 Juniper Circle	Iowa	LA	70647-0000	No	2008	\$25,282	2011	New Construction	60	0	60% AMGI	Both 30% and 70% present value	No	
GATEWAY SUBDIVISION	901 Samuel Thomas Drive	Rayne	LA	70578-0000	No	Insufficient Data	\$24,407	2011	New Construction	60	0	60% AMGI	70 % present value	No	
MANOR AT LAKE CHARLES (FORMERLY FIFTH AVENUE APTS)	2260 Prejean Street	Lake Charles	LA	70607-0000	No	2009	\$166,545	2011	New Construction	40	0		TCEP only	No	
THE MEADOWS	2105 Smith Road	Lake Charles	LA	70606-0000	No	2008	\$0	2011	New Construction	180	0	60% AMGI	TCEP only	No	
VILLA GARDENS	500 Patterson Street	Lafayette	LA	70501-0000	Yes	2009	\$19,651	2011	New Construction	43	0	60% AMGI	70 % present value	No	
VILLAGE DU LAC	1404 Carmel Drive	Lafayette	LA	70501-0000	No	2011	\$0	2011	Acquisition and Rehab	200	0		TCEP only	No	
VILLAS AT ANGEL POINT	323 Patterson Street	Lafayette	LA	70501-0000	No	2010	\$81,661	2011	New Construction	50	0		TCEP only	No	
VILLAS (VISTA) OF LAKE CHARLES	2321 Power Center Pkwy	LAKE CHARLES	LA	70607	No	2008	Insufficient Data	2011	New Construction	72	72	60% AMGI	Both 30% and 70% present value	No	
BACMONILA GARDENS APARTMENTS	1522 St. Joseph Street	New Iberia	LA	70560-0000	No	2010	\$101,519	2012	Acquisition and Rehab	50	0	60% AMGI	Both 30% and 70% present value	No	
BAYOU BLUFF	2228 Old Highway 171	Lake Charles	LA	70615-0000	No	2010	\$29,798	2012	New Construction	30	0		TCEP only	No	
HAVENS OF ABBEVILLE	2800 Rodeo Road	Abbeville	LA	70510-0000	No	2008	\$53,204	2012	New Construction	72	0	60% AMGI	70 % present value	No	
HAVENS OF LAKE CHARLES	2331 Power Center Pkwy	Lake Charles	LA	70607-0000	No	2008	\$54,774	2012	New Construction	72	0	60% AMGI	70 % present value	No	

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JOIE DE VIVRE	519 S Pierce Street	Lafayette	LA	70501-0000	No	2010	\$437,839	2012	New Construction	72	0		TCEP only	No	
KINGSLEY COURT	404 Cedar Way	Lake Charles	LA	70601-0000	No	2010	\$29,420	2012	New Construction	24	0		TCEP only	No	

Location: Louisiana's 3rd District (Congressional District, 114th)							\$7,890,272			7139	1191				
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119 Projects Reported

Point source: LIHTC

Note: The values and totals are provided as a reference and the validity of the data cannot be guaranteed. All data should be verified with the HUD website before using it in the decision making process.

Source: [www.policymap.com](http://www.policymap.com)