

Louisville Metro Housing Authority Announces Major Redevelopment Projects

By Jailen Leavell

The Louisville Metro Housing Authority (LMHA) has unveiled its plans for the redevelopment of three key housing sites, marking a significant move in the city's efforts to enhance affordable housing. LMHA will collaborate with LDG Development, Standard Communities, and Denton Floyd Real Estate Group to transform Dosker Manor, Iroquois Homes, and Avenue Plaza.

Strategic Co- Development Partnerships for Transformation

Elizabeth Strojan, Executive Director of LMHA, expressed her excitement about the partnerships. *"We are thrilled to work with LDG Development, Standard Communities, and Denton Floyd Real Estate Group on these transformative projects," Strojan said. "These developments represent our commitment to creating vibrant, inclusive communities where residents can thrive. Our goal is to not only preserve affordable housing but also integrate modern design and accessibility."*

The redevelopment projects include:

Dosker Manor: In partnership with LDG Development, LMHA plans to demolish the existing Dosker Manor buildings and the former First Link Grocery Store to make way for a new, modern community. Chris Dischinger, co-founder of LDG Development, emphasized the importance of this redevelopment, stating, *"For too long, Dosker Manor residents have lived in outdated conditions. We are excited to provide a high-quality housing environment that meets the needs of families and seniors."*

Avenue Plaza: The 17-floor high-rise, located at the intersection of Eighth Street and Muhammad Ali Boulevard, will undergo a tenant-in-place rehabilitation with Standard Communities at the helm. This approach will allow current residents to stay in their homes while necessary upgrades are completed. Aaron Thomas, Senior Managing Director at Standard Communities, highlighted their commitment: *"We are excited to work with LMHA to transform Avenue Plaza into a dignified, safe, and comfortable living environment for low-income seniors and individuals with disabilities."*

Iroquois Homes: The redevelopment of this formerly vacant site will be led by Denton Floyd Real Estate Group. The new project aims to create a modern housing community on the site. *Mitch Collins, President and Partner of Denton Floyd, expressed his enthusiasm, stating, "We are thrilled to partner with LMHA on this project. Our goal is to build a best-in-class apartment community that will serve as a model for future developments."*

A Rigorous Selection Process

LMHA selected its development partners through a comprehensive Request for Qualifications (RFQ) process. The selection committee evaluated numerous qualified firms based on their experience, vision, and ability to meet LMHA's goals for affordable housing. LDG Development, Standard Communities, and Denton Floyd Real Estate Group were chosen for their proven track records and commitment to community-focused, sustainable development.

City Support and Future Vision

Mayor Craig Greenberg voiced his support for the projects, stating, *“Creating more safe, stable, and affordable housing across Louisville is a top priority for my administration. This announcement brings us closer to that goal. I am eager to see these projects come to fruition and enhance the quality of life for thousands of Louisvillians.”*

LMHA’s partnerships with LDG Development, Standard Communities, and Denton Floyd Real Estate Group represent a significant step forward in the city’s affordable housing efforts. These developments are expected to revitalize key areas, providing modern, high-quality living spaces and fostering inclusive communities.