



The **Community Builders, Inc.**

Park DuValle – Louisville, KY



Photograph by Craig Anderson

“...we now have people on a waiting list. That’s more than a milestone. It’s a miracle.”

Louisville Mayor Jerry Abramson

PARK DUVALLE

The Park DuValle HOPE VI development has transformed Louisville’s most crime-ridden and distressed neighborhood into a safe, attractive, and affordable mixed-income community. The development was constructed on the site of the former Cotter-Lang Homes, which consisted of a row of decrepit institutional buildings surrounding common spaces that had become magnets for criminal activity.



Photograph by Ted Wathen



Photograph by Craig Anderson

In 1996, The Community Builders, Inc. (TCB) was selected as Master Developer for the 125-acre project and managed the development of the site’s new infrastructure. TCB also served as developer for three of the project’s rental phases, developing over 500 rental units with a total development cost of over \$65 million.

Working with a wide array of public and private entities, TCB was part of a management team that included the Mayor’s office, housing authority, local HUD office, a private rental developer, private homebuilders, local bankers and a host of other stakeholders. TCB also worked with current and former residents during goal setting and planning, which was exemplified by the Empowerment Zone planning process and the Park DuValle Neighborhood Advisory Council. This community participation promoted resident buy-in and helped ensure the project’s success. TCB also coordinated the development’s marketing initiative and manages over 500 of the site’s rental units.

The Villages at Park DuValle is a model of comprehensive neighborhood revitalization. In addition to multitudinous housing options, the development boasts a Town Center that features healthcare facilities, shopping, dining, laundry services and access to mass transit. Other notable amenities include an on-site elementary school, community center and two large parks with an Olympic-sized swimming pool. Residents are offered a wide variety of services, including neighborhood-based employment and homeownership workshops.

Park DuValle has received numerous awards, including a 2003 Public Housing Award from the New Face of America and a 2000 Urban Design Honor Award from the American Institute of Architects (AIA). It was also a finalist in Affordable Housing Finance magazine’s 2005 Readers’ Choice Awards and was recognized as “One of the World’s Great Planned Communities” by the Urban Land Institute in 2002.

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The Villages at Park DuValle at a Glance

- Over 1,000 new mixed-income homes (613 family and senior rental and 397 family homeownership), all new infrastructure, and a new Town Center in a long-neglected Louisville neighborhood.
- **TCB Role:** Master Planner, Owner, Developer, Community Support and Services Provider, Management Agent
- **Sponsor:** TCB and Louisville Metro Housing Authority (LMHA)
- **Financial Participants:** HUD HOPE VI, HUD public housing funds, Community Development Block Grant (CDBG), private debt, equity
- **Total Development Cost:** \$180 million

www.tcbinc.org