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VOA Mid-States opens 80-unit Monarch Station



Image: Louisville Business First

Monarch Station, located at 1413 Bland St., provides 80 apartments, including 20 permanent supportive housing units for individuals who have experienced chronic homelessness.

MICHAEL L. JONES



By [Michael L. Jones](#) – Reporter, Louisville Business First
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Story Highlights

- Volunteers of America Mid-States opened Monarch Station, an 80-unit affordable housing development.
- The nearly \$21 million project received \$4.5 million in American Rescue Plan Act funding.
- Mayor Craig Greenberg's initiative aims to create or preserve 15,000 affordable housing units by 2027.

Community and state leaders joined Volunteers of America Mid-States officials on Wednesday for the opening of a new affordable housing development in the Meriwether neighborhood.

Monarch Station, located at 1413 Bland St., provides 80 apartments, including 20 permanent supportive housing units for individuals who have experienced chronic homelessness.

Residents have access to one-, two- and three-bedroom apartments, with rents based on income. Those living in the supportive housing units will also receive individualized case management and other services aimed at helping them achieve long-term housing stability and self-sufficiency.

VOA President and CEO Jennifer Hancock said Monarch Station also stands as a tribute to the late Dan Caudill, owner of Caudill Seed Co., who donated the land for the project in 2021.

"He donated the land for this project after seeing all the homeless men and women in the area," Hancock said. "He invited them to have coffee at one of his

favorite places outside of the farm or the business, and that's the Ice House. It's right around the corner. That's where Monarch Station was born. It was Dan's vision, and today we're making it a reality."



Jennifer Hancock is the president and CEO of Volunteers of America Mid-States.

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Organizations including Walker & Dunlop and Stock Yards Bank later joined VOA's efforts to advance the project.

The nearly 85,000-square-foot development **broke ground** in January 2025. At the time, the project carried an estimated cost of more than \$21 million.

Monarch Station was developed by Beargrass Development and financed through a combination of local, state, federal and philanthropic support.

The development received \$4.5 million in American Rescue Plan Act funding from Louisville Metro Government and \$4 million from the city's Coronavirus Aid, Relief and Economic Security Act allocation. It also received more than \$900,000 from Louisville's Affordable Housing Trust Fund and secured 9% low-income housing tax credits through Kentucky Housing Corp.

Diane Beidleman, multifamily programs administrator for Kentucky Housing Corp., said KHC's low-income housing tax credits generated approximately \$11 million in equity for the development.

Speakers throughout the ceremony described Monarch Station as a model of collaboration to address Louisville's affordable housing shortage.

Mayor Craig Greenberg has made affordable housing a focus of his administration since taking office in 2023. His "My Louisville Home" initiative aims to create or preserve 15,000 affordable housing units by 2027 to address a shortage of more than 31,000 homes in the city.

"Today's opening here at Monarch Station shows once again that Louisville, Kentucky, is committed to creating opportunities for people to succeed," Greenberg said. "Together we are delivering on these promises for the people of Louisville because we are expanding affordable housing, we're building more permanent supportive housing all over the city. Today's opening is a reminder once again of the impact it makes on families' lives."



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Robbin Taylor, state director for U.S. Sen. Mitch McConnell, attended the event and shared remarks about Caudill, whom she described as a friend of the senator. One of Caudill's sons also addressed the crowd.

Congressman Morgan McGarvey said the project demonstrates what can happen when elected officials and community partners come together around a common goal.

"This isn't about right versus left. This is about right versus wrong," McGarvey said. "This is just quite simply the right thing to do for our community, for our neighborhood and for our neighbors."

The opening of Monarch Station comes just weeks after VOA held a [ribbon-cutting for Unity House](#), a 29-unit development at 822 S. Floyd St. that provides a coordinated system of care, from emergency shelter to permanent housing, for families experiencing homelessness.

Unity House is part of the Community Care Campus, a partnership between VOA and Louisville Metro Government designed to offer shelter, health care, housing navigation, recovery services, workforce reentry programs and other resources in one location.

In addition to VOA, the Community Care Campus will house several partners, including the Louisville Metro Police Department, YMCA Safe Place, UofL Health, Norton Healthcare and Feed Louisville.

Other projects planned for the campus include YMCA Safe Place transitional housing and new VOA headquarters space, both expected to open next spring. Construction of a medical respite facility is expected to begin in winter 2027.

A planned affordable housing component remains on hold pending federal requirements, including HUD and Section 8 voucher processes.