

2011 NOMINATION FORM

Ida Lee Willis Memorial Foundation Historic Preservation Awards Program

NOMINATIONS must be postmarked or received in the Kentucky Heritage Council office by Monday, April 11. Entries may also be submitted via email to kyheritage@ky.gov or by fax at 502-564-5820. For each entry, submit a completed nomination form, narrative description and supporting documentation to:

Kentucky Heritage Council / State Historic Preservation Office
300 Washington Street
Frankfort, KY 40601
ATTN: Ida Lee Willis Awards

1. Nominee

Name: Eastside Revitalization I, II, III

Title / Organization: Model Group

Address: 2170 Gilbert Ave. Suite 100

City: Cincinnati State: OH Zip: 45206

Phone: 513-559-0048 Email: bmaly@modelgroup.net

2. Award

(check one)

Memorial Award

Preservation Project Award

Service to Preservation Award

3. Description

Include a brief narrative description of the project(s) the nominee has accomplished. Relate this description to the criteria for the appropriate award.

See attached

4. Supporting Documentation

Attach or enclose any photographs, articles, publications or letters of support for the nominee that would assist in the determining the impact of his/her contribution. Before and after photographs should be included for a Preservation Project Award. When submitting by mail, materials may also be submitted on a CD/DVD attached to the nomination form. When submitting via email, please submit all files in one email in PDF format; do not send multiple files. For questions, contact Diane Comer at 502-564-7005, ext. 120, or diane.comer@ky.gov.

5. Submitter of Nomination

Name: Mike Radeke

Title / Organization: Kentucky Heritage Council

Address: 300 Washington Street

City: Covington State: KY Zip: 40601

Phone: 502-564-7005 ext. 141 *Email:* mike.radeke@ky.gov

Neighborhood revitalization and affordable housing **Covington, KY**

Covington is well known for many of its historic neighborhood districts and the downtown commercial area has a large concentration of historic buildings. The state's fifth largest city and the most densely populated in northern Kentucky with 44,000 residents, it has the largest number of National Register historic districts (16) for a city its size, in the state.



photo from NPS file

Just across the river in Cincinnati, OH is the headquarters for Arthur J. Reckman and The Model Group. Experienced developers of historic properties, they are currently partnering with the Housing Authority of Covington and the City of Covington in the East-side Revitalization project to redevelop 18 vacant buildings at scattered sites. All of the houses were constructed in the mid to late 1800s, most as single family residences. Converted into homes for multiple families in the 20th century, many have undergone interior changes in more recent years.

Prior to their current rehabilitation, most of the buildings had been long vacant. Investing an estimated \$131,000 per unit, the new rehabilitations will transform historic buildings into up-to-date affordable housing. Each building's historic character and significant features are being preserved. Individual buildings contain between two and four units and will be 100% affordable housing. This important community revitalization project will help stabilize and reinvigorate the community.

Use of Additional Incentives and Funding Assistance

Using historic preservation investment tax credits generally does not preclude the use of other Federal, state, or local funding sources, or other programs designed to encourage rehabilitation. Information from the User Profile and Customer Satisfaction Questionnaire indicates that 86% of the projects used one or more forms of additional incentive or publicly-supported financing in FY 2008. Of the additional incentives, 39% utilize state historic preservation tax incentives and 7% used the low-income housing

credit. Other incentives included the HUD programs such as HOME, Insured Loan Programs and the Community Development Block Grant (CDBG); New Market Tax Credit Program (NMTC); Tax Increment Financing (TIF); Brownfields Economic Development Initiative Grant; and USDA Rural Development Loan Programs. Local property tax/ad valorem tax abatement was used by 14% of the respondents, and low interest loans through their cities were obtained by 6%.