



Best Practices: CDBG Historic Preservation

The Phoenix Building is a historic property in downtown Ravenna, Portage County, Ohio. Listed on the National Register of Historic Places, in 2015 it opened as a mixed-use development offering



PROJECT BACKGROUND:

Coleman Professional Services, a provider of mental health and counseling services, acquired the Phoenix building in 2011 with the goal of transforming the property into 16 residential apartments and five retail stores. Built in 1853, the Phoenix Building was one of Ravenna's oldest and most identifiable commercial structures. The total project cost was \$2.5 million.

Project Partners:

The preservation and rehabilitation of the Phoenix Building was a combined effort that brought together over 30 public and private partners. To complete the project, Coleman Professional Services worked with the City of Ravenna, Portage County, and the Portage County Landbank, Hummel Construction and D.S. Architecture.

“The Coleman building is absolutely beautiful”

After three years of construction, in July 2015 Coleman held a ribbon cutting to show off the Phoenix building to community. In

FUNDING SOURCES:

- City of Ravenna was awarded \$250,000 in CDBG **Targets of Opportunity** Grant funds through the Ohio Development Services Agency (ODSA)
- The Phoenix Building was awarded \$515,000 in **Ohio Historic Preservation Tax Credits** through ODSA
- Portage County and Ravenna contributed \$44,200 and \$44,000 (respectively) in CDBG **Allocation Program** Grant funds from ODSA
- Coleman received donations from multiple national and local foundations.

PROJECT IMPLEMENTATION TIMELINE:

- Coleman Professional Services acquired the Phoenix Building and several surrounding blocks from
- CPS applied for \$515,000 in Ohio Historic Tax Credits.
- Portage County and Ravenna applied for \$303,900 in
- Construction completed on the Phoenix Building. It officially opened with 10 housing units and three first
- DS Architecture selected to do design work for the project and Naylor-Wellman selected as
- Construction begins on the building. CDBG funds were used to preserve the façade and replace the
- As part of Phase II of the project, Ravenna provided \$80,000 in CDBG and \$50,000 in HOME revolving loan

ELIGIBILITY & APPLICABILITY

- Community Development Block Grant (CDBG) and other HUD programs encourage rehabilitation of historic properties for affordable housing, economic development, and community revitalization.
- Historic properties are those that are listed in or eligible for listing in the National Register of Historic Places.
- The Ohio Development Services Agency (ODSA) makes CDBG funds available, through various programs, including the Annual Allocation Program and Targets of Opportunity grant program.
- All assisted activities require Section 106 review as outlined in 36 CFR Part 800.



GROUNDBREAKING AUGUST 5, 2014:

