Historic Preservation: A Community Development Corporation Perspective

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Our Challenge:

- Provide quality affordable housing to low-moderate income individuals...

- In accordance with the Historic Review section of the 106 Review
106 Review- Historic Review

- Historic

- “Considered to be potentially historic”

- Indianapolis Historic Preservation Commission ensures all anticipated construction/rehabilitation work is compliant with the Secretary of the Interior’s Standards for Rehabilitation set forth by the National Parks Service
2001 “29th Street Home Ownership Rehab Project”

- HOME-Funded Acquisition Rehab Project
- Construction Rehab on 12 multi-family (duplexes) houses
Home Ownership Rehab Project Cont.

- 6 of 12 units completed

- No Historic Preservation issues cited by IHPC
Fast Forward---Recent efforts to complete 2001 Project

- 2008- Secured HOME & CDBG Funding
- 106 Review Process initiated
- Remaining 6 units “considered to be potentially historic”
Conclusion/Impasse

- Construction costs for original project approximately $60K - $90K without historic designation

- Approximate 25% increase in construction costs due to “potentially historic” designation

- Economically infeasible to complete the 2001 Project with Federal funds

- Houses sit idle and continue to decay....