

2018



The Center
for Great
Neighborhoods

Annual Report

Director's Remarks:

The Center for Great Neighborhoods is on a mission to build a vibrant, inclusive and equitable community. In everything we do, providing quality housing, helping young people appreciate their community and develop leadership skills, supporting residents to address health, safety or economic issues, we focus on ensuring each resident is working for the community, and the community is working for everyone.

Think of any problem, need, improvement or goal important to our community and imagine how better off we would all be if more of us were "putting our shoulder to the wheel".

How can we make this vision a reality? Well, it starts with recognizing that each person's contributions are important no matter how humble, and for each of us to do our part in inviting everyone to participate. It sounds simple, but we know it is not. It can be difficult to value someone's input or ideas who we don't agree with, has values or lifestyles that are not like ours, or is just different than us.

At The Center for Great Neighborhoods, our experience informs us that if we really want our community to thrive, there is no other way. Many of you who read this report, have joined in this mission and will see yourselves through the accomplishments listed.

Let me take this opportunity to thank you, and to invite everyone to join in the mission to build a better community for all of us.

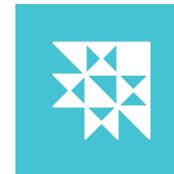
Tom DiBello
Executive Director

The Center believes that the strongest communities are full of engaged citizens. We are committed to helping each person discover and develop their skills, find and use the resources they need, and discover partners who share their concern for the wellbeing of Covington. Get involved: www.greatneighborhoods.org

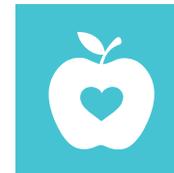
2018 Program Area Highlights:



Neighborhoods & Community: We partnered with the City of Covington to engage residents in neighborhood park redevelopment in Latonia and Peaseburg.



Creative Placemaking: a strong form of creative expression is through food and culture, demonstrated by the 10 chefs who graduated from our chef fellowship in 2018.



Health: We joined forces with regional partners to provide Nicotine Replacement Therapy and community support for residents to quit smoking.



Real Estate Development: We began our first restaurant development, key to activating the MLK corridor with the added benefit of bringing delicious food to Covington.



Youth & Families: We hosted several family-centered events at Hellmann Creative Center that brought community together, connected neighbors, and bridged understanding.



Financial Wellbeing: We provided financial education and counseling services to individuals to help them develop spending plans and manage credit.



Supported 23 civic and resident-led groups and neighborhood associations by:

- Providing recommendations for organizational structure
- Advising in community development best practices
- Serving the role of fiscal agency and bookkeeping
- Assisting in priority setting and consulting for growth, development, and outreach
- Providing meeting and event space, and much more



Creative Placemaking

Nano Grants

In 2018, The Center funded 18 Nano Grant projects, investing in community leaders who had an idea to bring people together in a creative way. This year, projects included small business pop-ups, storytelling at the cemetery for Halloween, a cooking competition and more.

Right: A young resident plays the fiddle at the inaugural Bridge Folk Music & Arts Festival



Neighborhoods & Community

Park Redevelopment: partnered with the City of Covington to engage community in the planning and redesign of Barb Cook Park in Latonia and Peaselburg Park.

Beautification: partnered with Keep Covington Beautiful to provide 2800 volunteer hours toward beautification efforts, collect 24K lbs of trash, and plant 400 plants.

Creative Community Grants: funded 4 creative community projects. These projects resulted in 15 different opportunities for families to connect and participate in programs and events that were new experiences. These programs included a mural installation and harvest festival at Redden Gardens, a writing workshop for youth, and a music festival celebrating the East and West sides of Covington.

Hellmann as a Creative Hub: throughout the year our building regularly transformed into a place to create with family and neighbors as well as turn creative ideas into reality. In total, we hosted 12 new family-centered events with 750+ participants that focused on art, culture, and creative expression. We invited 5 artists to lead creative workshops in which families co-created pieces of art.

Health

BUILD: partnered with the NKY Health Department, St. Elizabeth Hospital, Regional Alliance, and Three Rivers Health Department to provide over 650 Nicotine Replacement Vouchers to Covington residents and support 6 resident-led engagement projects encouraging tobacco reduction.

Ride The Cov: supported residents as they advocated for infrastructure improvements that make biking a safer and more desirable transportation option throughout Covington. Partnered to host community bike rides and related activities to engage the community in bike friendly planning efforts.

FreshLo: recieved a 2 year Kresge Foundation grant to advance health, equity, economic opportunities, and creative placemaking in Covington's Westside Neighborhood. (See project highlight page for details.)



In 2018, The Center completed our **60th real estate project**, bringing our total investment in real estate development in Covington to **over \$13 million**. (See *MLK Corridor Development and Activation Strategy Map* for project examples)

We **continued predevelopment work** on a new, mixed-use project as part of the City of Covington's RFP process for vacant land on MLK Blvd.



Upper left: one of The Center's Westside neighborhood rehab properties, redeveloped in 2018.

Left: Began work on rehabbing a vacant and blighted historic corner building on MLK Blvd.



Real Estate Development



This year, The Center renovated and **sold 3 units** in Covington's Westside. (right photo of Westside renovation)

We **expanded our rental inventory** as part of our strategy to increase the supply of quality rental for a wide range of residents.



Youth & Families

2018 marks our 15th year of **BLOCK (Born Leaders of Covington, Kentucky)**, an after-school youth program to support 3rd-5th grade students in developing leadership skills and community awareness. **171 Youth** participated in leadership efforts this year.

Healthy Mind, Body & Soul Camp: hosted a youth summer camp to encourage nutritious eating, physical activities, creative expression, and mindfulness.



Service Learning Spotlight: students at Sixth District explored their neighborhood and created an introductory video about the Licking River Greenway Trails. The video includes information about access, usage, and safety and encourages continuation of trail beautification efforts.



In 2018, **76 Covington youth** participated in planning and implementing **5 service learning projects**.

Over 90% reported they are a better leader and have improved listening skills.

Financial Wellbeing

Low Income Tax-payer Clinic (LITC): aided low income residents and non-English speakers in resolving tax issues. In 2018, we served **90 families**, obtaining \$200,000 in tax relief and refunds for taxpayers.

Volunteer Income Tax Assistance (VITA): provided free income tax preparation services for **1004 households**, obtaining over **\$1.3 million** in tax refunds, including **\$394,000** in Earned Income Tax Credit benefits for low-income families with earnings.

Financial Workshops and Coaching: served **130 individuals** through **20 workshops and individual coaching** sessions on credit, tax withholding and creating spending plans. Partnered with IRS and local banks to sponsor an inaugural Tax Problem Solving Day to provide a variety of tax related services and information on financial topics.



Project Highlight: FreshLo

In 2018 we implemented year 1 of FreshLo programming



Chef Fellowship: we fostered creative expression using food and culture with the inaugural cohort of the Chef Fellowship. **10 chefs** from widely diverse backgrounds graduated and are now running **7 distinct, local food businesses**.

FreshLo Fellowship: **9 fellows** joined our team to complete project management and community leadership training and host their own community-based projects or events.

Empower Tools: since opening mid-2017, we have checked out a collection of **240 home improvement and gardening tools** over 1600 times, saving borrowers a total of **\$115,812.63**

Westside Spring Celebration: hosted **1200+ community members** in April to highlight the best of the neighborhood.



HELLMANN CREATIVE CENTER



2018 marked our second full year at the Hellmann Creative Center. One of our primary goals for the year was to reach full utilization of Hellmann as a gathering hub and to continue making Hellmann more welcoming for EVERYBODY in the community.

We achieved this in two significant ways:

1. All 8 of our artist studios were fully occupied, representing **10 businesses** contributing to our local, creative economy.
2. Our community rooms were utilized **269 days** out of the year by various community groups, classes and events, amounting in over **6,000 people** moving through our building throughout 2018.

To get on the waiting list for studios or to host an event, family party, etc. in our space, please visit our website: **www.hellmanncreativecenter.org**

We look forward to increasing these numbers in 2019 and hope to reach new audiences so that every resident sees Hellmann as a place for them to convene, contribute, and create.

MLK CORRIDOR DEVELOPMENT AND ACTIVATION STRATEGY

Property Development/Rehabilitation

Creative Facades (CF) – homeowner facade upgrades using local artists

Homes for Makers (H4M) – homes sold to creatives to live/work

Business Recruitment

Art Installations

Activation/Public Events and Programming

302 MLK Blvd
Restaurant
development
underway



Proposed: Holman Place

2 H4M + 3 CF
+ 2 Businesses Recruited



Proposed: Hellmann Plaza



Center-Owned
Residential + CF



Hellmann Creative Center

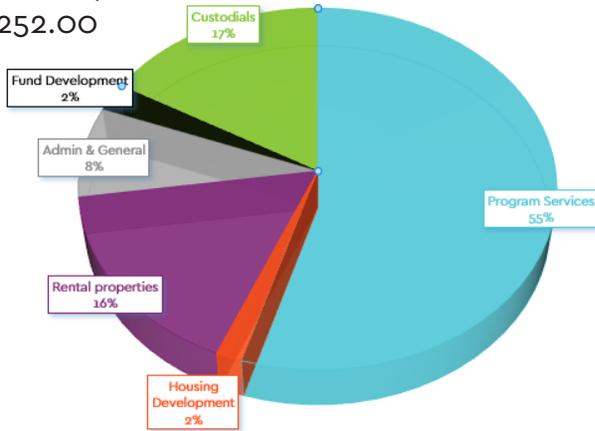
Key:

-  Healthy Corner Store
-  Proposed Project
-  Center-Supported Art Installation
-  Center-Owned Commercial/Residential
-  Business Recruited and Supported with CF or H4M
-  Property Rehabilitation, CF, or H4M

2018 Financials

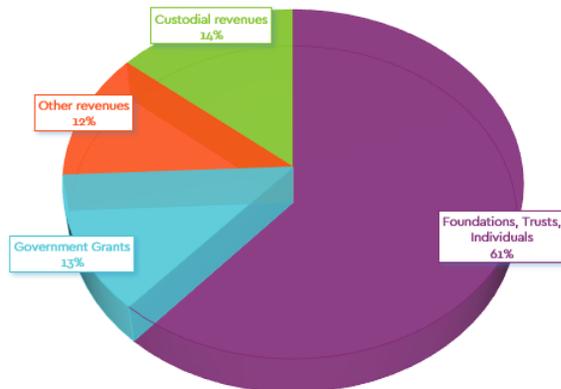
Expenses

Program Services: \$846,107.00
 Housing Development: \$24,817.00
 Rental properties: \$254,175.00
 Admin & General: \$124,939.00
 Fund Development: \$38,993.00
 Custodials: \$258,252.00



Public Support/Revenue

Foundations, Trusts, Individuals: \$826,182.00
 Government Grants: \$171,052.00
 Other revenues: \$158,176.00
 Custodial revenues: \$187,524.00



Net Assets End of Year: \$2,557,770.00



The Center Staff

Front Row: Sarah Allan, Mary Lepper, Peg Baldock, Jameela Salaah, Shannon Ratterman.

Back Row: Kareem Simpson, Monica Ibarra, Dan Petronio, Kate Greene, Tom DiBello, Teri Heist, Adam Rockel.

Board of Directors

Loren VanDyke Wolff – Chair
 Suzanne Anderson – Vice Chair
 Susan Barnett – Secretary
 Brian Potter – Treasurer
 Dietra Bohannon
 Jim Guthrie

Bonnie Meyer
 Pete Nerone
 Greg Paeth
 John Scott
 Nathan Tainter
 Gene Weber

2018 Donors

We appreciate the contribution of each and every donor.
2018 donors are listed below in alphabetical order.

Don Altevers	Francis Groneck	PNC Foundation
Susan Barnett	Jim Guthrie	Tom & Donna Prieshoff
John Boh	Haile Foundation	David Rauf
Alma Bonham	Kit & Mike Hammons	RC Durr Foundation
Paul Brinkman	Stephanie Harris	Don & Pam Ruschman
Pat & Peggy Burns	Donna & Robert Horine	Mary Ryan
Daniel Burr	Pat Huber	Thomas & Nancy Schadler
Paul & Jean Calme	Ed & JoAnn Hubert Family	George Schuhmacher
Childrens Hospital	Foundation	Betty Schumacher
John & Vickie Cimprich	Ed Hughes	Monica Sellers
Barry Coates	Jordan Huizenga	Jeff Sewell
Joyce & Wally Cochran	Marc Hult	Sisters of Notre Dame
Bill & Patty Cook	Keep America Beautiful	Jackie & Russell Slone
Bill & Susan Cook	Virginia Kerst	James Nathan & Jessica
Don & Sue Corken	Charles King	Spencer
Lisa MaryJane Curcuruto	Jerry & Diane Kohlhepp	Spotted Yeti
De Beaumont Foundation	Kresge Foundation	Daniel & Suzanne Thompson
Marilyn Derfus	Fritz Kuhlmann	Truist
Tom & Catherine DiBello	Kenneth Landsaw	United Way of Greater
Duke Energy Foundation	Bill & Becky Lindsay	Cincinnati
Michael Dunn	James & Kathy Lowry	Vision One
Ernst & Young	Denise Lucas	Tony & Donna Vogel
Friends of Peaselburg NA	Michael & Rae Maier	Greg Baker & Tom Wherry
Fuller Family Foundation	Richard Meyer	James & Jenni Wiehoff
Natalie Gardner	Bill & Kathleen Moller	Paul & Candace Witte
Ruth Gerrety	David Mumm	Dr. James & Marna Zalla
Dorothea Di Giovanni	Dan & Mary Nagle	Tony & Gerry Zembrodt
Greater Cincinnati	Fred & Claire Outten	Robert Ziegler
Foundation	Dan & Kathy Petronio	
Loretta E Greenland	Place Matters- LISC	

The Center for Great Neighborhoods
321 W. MLK Blvd
Covington, KY 41011
www.greatneighborhoods.org