

Developer cuts ribbon on 12-unit Mainstrasse Flats, first project of its kind in 150 years: PHOTOS



Anthony Bradford, of A.M. Titan, and his children, Anthony and Alexander, hold the scissors, with Covington Mayor Ron Washington to the right, during a ribbon cutting for Mainstrasse Flats.
CORRIE SCHAFFELD | CBC



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Story Highlights

- A.M. Titan developed Mainstrasse Flats, a 12-unit affordable housing project in Covington.
- All units leased before the project's official opening Aug. 19.
- Bradford plans to replicate the model on standard lot sizes across the region.

Anthony Bradford joined Covington Mayor Ron Washington and others Tuesday, Aug. 18, to cut the ribbon on a landmark project in one of the city's most historic neighborhoods.

Bradford, founder and principal of Covington-based real estate development firm A.M. Titan, worked over the last year to transform a pair of vacant lots in Mainstrasse into 12 new apartments.

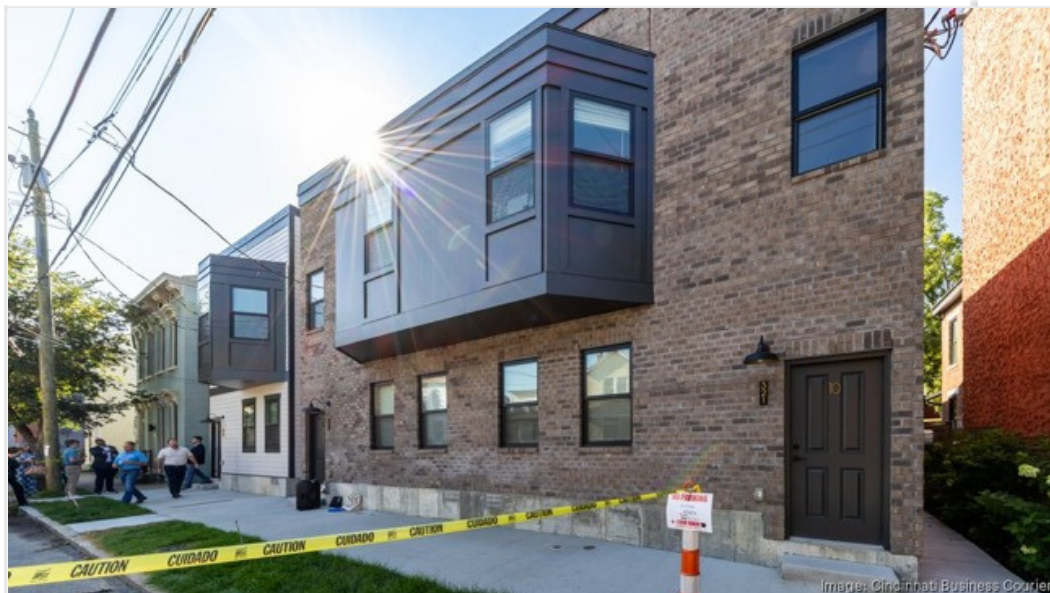
The project, Mainstrasse Flats, sits at 317 W. Seventh St., a stone's throw from the eponymous Main Street drag of coffee shops, restaurants and bars.

It features six one-bedroom units and six two-bedroom units. All were leased ahead of the project's official opening Aug. 19. It's [something of a trend for Bradford's projects](#).

The units are priced to be affordable to those making between 80% and 100% of the area median income. For an individual, that means between \$62,650 and \$78,312. For a family of two, it means between \$71,600 and \$89,500.

Bradford put the development cost at roughly \$2 million. He credited the [Catalytic Fund](#) of Northern Kentucky for providing significant project financing, among other backers.

For a look inside Mainstrasse Flats, click the images below.



Mainstrasse Flats in Covington's Mainstrasse neighborhood
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The project won approval from the city's Architectural Review and Development Board. "It proves infill development can complement the historic character and historic architecture of Mainstrasse," Bradford told the *Business Courier*.

Mainstrasse Flats is the first project of its kind in the neighborhood in 150 years, Bradford said.

It's a statement that requires some caveats: It is the first Mainstrasse project in 150 years that's small-scale urban infill and ground-up new construction on formerly vacant land.

[John R. Green Lofts](#), for example, was mostly new construction when its final phase debuted in 2021, but it cost north of \$50 million to develop. It's the same with [River Haus Apartments](#) (which is technically in the Central Business District) and [the Bavarian](#) (which is officially in Latonia).

The caveats are hardly a digression; large developments are great, but projects of this scale – 12-unit urban infill – are arguably just as important in addressing the demand for more housing. Bradford expects to build many more of them.

"We built a repeatable model here we could rinse and repeat on standard lot sizes in the region," he said. "This is the first example of that. It's part of the solution to the massive housing shortage we're facing in Northern Kentucky and the region."

Bradford's approach dovetails with the city's.

"This is the kind of development that we want to see," Washington told the *Courier*. "Housing is a nationwide problem, and we've said we're going to tackle it, and the way we're going to tackle it is, we have these vacant lots, and we're going to make them available to nonprofits and developers. It's all hands on deck to see what we can do."

To be clear, Bradford acquired the West Seventh Street parcels independent of a city solicitation – a request for proposals, or RFP. But in March he [did win such an RFP for land along Martin Luther King Jr. Boulevard](#), where he is in the planning and permitting phase of another residential development.

It will put A.M. Titan's portfolio past 100 units under management.