



NEW KENSINGTON
COMMUNITY
DEVELOPMENT
CORPORATION



NeighborWorks®
CHARTERED MEMBER

FISCAL YEAR 2018

Annual Report



NKCDC strengthens the physical, social and economic fabric of the community by being a catalyst for sustainable development and community building.



With more than 30 years of experience, we've developed a multilayered approach to neighborhood revitalization.

New Kensington Community Development Corporation (NKCDC) was founded in 1985 by leaders of the local civic association to meet community housing needs.

In 1997, we pioneered open space management as a strategy for neighborhood revitalization. In 1999, we added an economic development program to support small businesses, artists, and entrepreneurs. In 2005, NKCDC completed the first home repair project under Philadelphia's Targeted Basic System Repair Program.

Today, NKCDC has distinguished itself as a community nonprofit that empowers residents

and business leaders to make positive changes in their community.

Our service area covers the Fishtown, Kensington, and Port Richmond neighborhoods, a population of over 20,000 low and moderate income families and 60,000 residents. Our housing advisors serve clients across Philadelphia.

NKCDC has received the Best Practices award from the U.S. Department of Housing and Urban Development, and the Organization of Excellence award from NeighborWorks America, of which we are a chartered member.

(Reading order) Kensington residents and NKCDC staff pose at the 2017 Multicultural Festival of Somerset Neighbors for Better Living. Home repair volunteers prep for NKCDC's first Block Build with Rebuilding Together Philadelphia. Kensington resident Brenda Mosley. New community-created garden on the 2800 block of Amber Street. Temple architecture students tour Orinoka Civic House. Tuesday Tea & Textiles participants connect at the Kensington Storefront Porch Light space. Photos by Shawn Sheu and Lowell Brown.



2018 AT A GLANCE

Healthy Homes

- 33** Homes repaired through Rebuilding Together Philadelphia
- 227** Clients purchased homes
- 770** Received energy assistance

Engaged Communities

- 41** Vacant parcels stabilized
- 6,511** Attendees at 55 events
- 20** Block leaders trained
- 38** Community Connectors trained

Sustainable Businesses

- 295** Businesses served
- 50** Businesses referred to Storefront Improvement, SafeCam, ASEZ Business Expansion, and InStore programs
- 4** Commercial corridors served and maintained
- 31** Applicants and 9 awardees in the Reimagine Kensington Storefront Challenge

(Top to bottom) Pam Thornton of Pound Cake Heaven won the Reimagine Kensington Challenge along with nine other business owners. NKCDC Americorps VISTA, Ellie Vamos, and Development Director, Bea Rider, lay floor during a Rebuilding Together Block Build. Community Connector Myra Smith shows off the new garden her block created from a vacant lot. Photos by Lowell Brown and Tishara Grayson.

From the Executive Director

Dear friends and supporters of NKCDC,

This past year has been one of struggle and pain for many communities nationwide, including ours right here in the River Wards of Philadelphia.

In my first year at NKCDC, I have nonetheless witnessed an incredible amount of growth and resilience in our community that gives me tremendous hope for the future.

When faced with adversity, we work side by side to grow stronger, healthier neighborhoods.

From advancing local leaders and helping neighbors advocate for safe streets and affordable housing, to growing vibrant commercial corridors and creating beautiful greenspaces that bring comfort and hope, NKCDC does its best to work hand in hand with our community.

Now, more than ever, we need to be talking about and acting out the principles of equitable development. In rapidly changing neighborhoods like Kensington, Fishtown, and Port Richmond, we must commit ourselves to building communities that benefit our residents.

Sincerely,

Felix M. Torres-Colon
Executive Director, NKCDC





(Left to right) Open Space Supervisor, Tiff Vidra picks up trash in East Kensington. Roots to Re-Entry landscapers, Perrice Goodlett and Dwayne Martin, pose at an award ceremony to mark the end of their successful season. Photos by Lowell Brown and Shawn Sheu.

2018 HIGHLIGHT

Open Space Management

“It was really hard, but I liked it,” said Perrice Goodlett, a member of NKCDC’s Open Space Management team. “I want to come back.”

As a part of the Pennsylvania Horticultural Society’s Roots to Re-entry program, Goodlett and Dwayne Martin worked alongside NKCDC staff to clean and maintain over 1,000 vacant parcels across North Philadelphia through the 2018 growing season.

For citizens transitioning back into their communities from the Philadelphia Prison System, Roots to Re-entry provides tools and support to obtain meaningful employment in the horticulture and landscape industries.

In 2018, a new study linked cleaning vacant land to mental health benefits for Philadelphia residents. The study, “Effect of Greening Vacant Land on Mental Health of Community-Dwelling Adults,” was completed by researchers from the Perelman School of Medicine at the University of Pennsylvania. It demonstrates that transforming blighted neighborhood

environments into green space can improve residents’ mental health.

Results were most pronounced when looking at neighborhoods below the poverty line. Feelings of depression among people who lived near greened lots were more than 68 percent lower than residents whose nearby lots were not improved.

Since the 1990s, NKCDC has worked to make Philadelphia cleaner and greener, as a way to help build a healthy, vibrant community.



2018 HIGHLIGHT

Stabilizing Neighborhoods Together

In the fall of 2017, NKCDC and Rebuilding Together Philadelphia kicked off a multi-year partnership to bring healthy home repairs to Kensington residents.

Rebuilding Together prioritizes homes with children, the elderly, or the differently abled to improve the safety and longevity of the house. Professional contractors and volunteers completed \$10,000 to \$15,000 of repairs on 33 homes in the first year.

To kick off the partnership, Rebuilding Together and NKCDC hosted a Block Build on October 13 and 14 on three adjacent blocks of East

Somerset Street. More than 250 volunteers came out to repair 11 homes. NKCDC also collaborated with local organizations to host a community resource fair. Both events left participants feeling motivated, inspired, and excited about the work they completed together.

“Every time I go up the street, I’m like, look at my house!” Donna Williams told NKCDC. “I really appreciate all the work. I love it; my kids love it. It’s a blessing.”

By fixing household dangers like mold, broken plumbing or old electrical wiring, home repairs improve families’ health. But the repairs also

help ensure that these homeowners can continue living in the neighborhood, and can pass their homes on to their children and grandchildren, continuing Kensington’s strong community spirit.

An additional 25 Kensington households will receive repairs in the second year of the partnership.



More than 250 local residents, volunteers and staff joined a two-day Block Build event to kick off renovation work on 33 homes in Kensington last year. Photos courtesy of Tishara Grayson and Rebuilding Together Philadelphia.

Our Greatest Strength Is Each Other

Many of the best leaders do not seek recognition. Ralph Whitfield has been active at Orinoka Civic House since he arrived in the fall of 2017, creating a sense of security and community through the apartment building's Eyes and Ears group, and encouraging tenant attendance at meetings of Somerset Neighbors for Better Living, the local civic association.

In the summer, as opioid and homeless encampment challenges heated up in the neighborhood, Orinoka residents came together to form a Tenant's Council, quickly nominating Mr. Whitfield as their voice. Through his effective communication and research, he gained a direct line to the Mayor's Opioid Task Force, Councilwoman Maria D. Quiñones-Sánchez, Police Captain Stephen Clark, Philadelphia's

Department of Licenses and Inspections, and the City's 311 system.

Whitfield says that continuity and genuine concern are his community's assets. "Because of that, we have the chance to know each other's names, children, what schools they go to, where they work.



The more personally people know each other, the better the relationship is shared between tenants," he

said. "When there's a problem we're able to address it and get each other on board."

"Our greatest strength is each other. Each other's contact, each other's company. Through NKCDC and property management, we have great resources and connections for clothing, housing, food, schooling, and education."

Whitfield was nominated to the leadership of Somerset Neighbors for Better Living in 2018, and was voted Vice President in January 2019.



Orinoka Residents

At Orinoka Civic House, NKCDC's affordable housing development and future office at the corner of Somerset and Ruth Streets in Kensington, residents have been organizing and building community both inside and outside the building.

Over the last year, tenants met regularly to celebrate holidays, support volunteer efforts, discuss community concerns, and learn about housing and weatherization resources. Residents formed a Tenant Council and began attending community meetings with the Somerset Neighbors for Better Living to voice their concerns and participate in larger neighborhood advocacy efforts.

In a series of beautification efforts, residents reassembled a donated sculpture in the courtyard, built garden beds, and started tending the trees around Orinoka. After participating in a tree planting day, residents Troy Clay, Jim Myers, Elwood Taylor, and Sam Eaddy began the Tree Tenders training program with the Pennsylvania Horticultural Society. They set up a regular watering schedule to care for the new trees in the warmer months and enjoyed the beautiful blooms in the spring.

(Clockwise from left) Children decorate cookies at an Orinoka Civic House holiday party. Orinoka resident Ralph Whitfield. Orinoka residents assemble donated sculpture in the building courtyard. Spring blooms on trees along Ruth Street. Photos by Renee Horst.

Trauma-Informed Community Development

Since beginning a Sustainable Communities Initiative partnership with IMPACT Services and the Philadelphia Local Initiatives Support Corporation (LISC) in 2016, NKCDC has been working toward a trauma-informed model for community development.

Being trauma-informed means acknowledging the physical and mental toll that comes from living in a neighborhood suffering from disinvestment, neglect, poverty or the opioid epidemic, but not letting those experiences be the only defining characteristics for the community or its residents.

Curriculum Co-Design

Our initial goal was to work with residents to design a training curriculum that could teach the community about the impacts of trauma and how to deal with it effectively both as individuals, but also as a community.

In July 2017, with funding from the Thomas Scattergood Behavioral Health Foundation, LISC Philadelphia, and NeighborWorks America, NKCDC and IMPACT Services began a series of workshops led by expert trauma-informed consultants Mike O'Bryan of the Village of Arts

and Humanities, Dr. Sandra Bloom and Joe Foderaro. The workshops were attended by residents and staff, and covered topics such as toxic stress, trauma, and the SELF (Safety, Emotion, Loss, Future) framework.

With the enthusiasm and command for trauma-informed principles that neighborhood participants demonstrated during the co-design process, the curriculum shifted to a “train the trainer” model. NKCDC, IMPACT Services, and neighborhood residents agree that those living in the community are best positioned

to effectively communicate trauma-informed concepts and ensure program sustainability.

Organizational Change

The co-design process also led NKCDC to understand that trauma-informed work requires a deep commitment throughout NKCDC as an organization. We now have five staff members trained in the Sanctuary Model—a blueprint for trauma-informed

change—who are able to bring trauma-informed principles to their work, train additional staff, and help shape organizational culture and priorities.



A rising star among us

In April 2018, Tess Donie, NKCDC’s Associate Director of Community Engagement, received the Philadelphia Association of Community Development Corporation’s Rising Star Award for her exceptional work in Kensington and with healing-centered community development.

NKCDC sees this holistic change in three mutually reinforcing stages:

Together, we are safe. This is the foundational element of the work. NKCDC will strive to be a safe space for both its staff and the community. We will continue to transform vacant space to increase physical safety in our community, while also working with residents to identify and improve psychological, social, and moral safety.

Together, we are resilient. When we create a safe space for neighborhood growth, the community can begin building on strengths and developing new capacity to increase resilience.

Together, we are home. Building from a base of improved safety and greater collective resilience, the community will be equipped to redefine their neighborhood as “home” and connect to a more positive identity. NKCDC will continue to promote equitable development and create affordable, safe, and healthy housing, economic opportunities, and paths to homeownership.

Block-Level Pilot

In the spring of 2018, NKCDC and IMPACT began a pilot phase of block-level projects and evaluation. Trauma-trained resident leaders collected 150 baseline surveys as part of an evaluation process designed with Rutgers University, and began community conversations on a few target blocks. We held meet-and-greets with neighbors and offered low intensity activities, such as wreath-making, to help people get to know one another. The community conversations are ongoing, and we are implementing a trauma-informed approach to help neighbors decide what projects to implement on their blocks in 2019.

(Left) In healing-centered workshops, participants created lanyards that outlined their personal safety plans to cope with stress. (Above) Kafi Lindsay of PNC (left) hands Tess Donie her Rising Star Award. Photos by Katsi Miranda-Lozada and Lowell Brown.

Smooches in Kensington

Her husband calls her The Mayor. Her neighbors know her by her signature hugs and her trademark “smooches.”

If you live in Kensington, chances are you have met Gloria Cartagena, President of the Somerset Neighbors for Better Living, block leader, and a Kensington resident for 25 years. In 2018, she was honored as one of six winners of the NeighborWorks America Dorothy Richardson Resident Leadership Award, which honors community leaders from around the country for their outstanding contributions.

“We rarely have the opportunity to celebrate a community leader like Gloria at this large

of a scale,” Tess Donie, Associate Director of Community Engagement at NKCDC, said. “NKCDC is incredibly grateful to be working side by side in the Kensington neighborhood with Gloria, as we see the impact she’s had on our staff and neighborhood each day.”

Gloria, who credits her husband and family for being the backbone of her community work, also thanked NKCDC staff for the support they have given her in leadership development and community organizing. “They’ve always been there providing opportunities to learn and to answer questions,” she said. “Tess saw something in me and brought it out.”

Gloria connects with the community from the heart. “She has an extraordinary ability to treat every neighbor like family, listen to the point that they feel understood, meet people where they are, and help them envision a future for themselves,” Tess said.



Fighting Displacement with Foreclosure Prevention

2018 marked the 10th anniversary of the City of Philadelphia’s Residential Mortgage Foreclosure Diversion Program. Created after the 2007 mortgage crisis, the program has one simple goal: keep residents in their homes. Over the last decade—thanks to NKCDC and housing organizations from across the city—more than 11,000 homes were saved from foreclosure. In

the last year alone, NKCDC’s housing advisors kept nearly 50 families in their homes by preventing or resolving a mortgage default.

(Left) Gloria Cartagena hangs a “Smooches” banner at a community art event. (Above) Brenda Resto rings a bell to celebrate saving her home from foreclosure with NKCDC’s director of Housing Services, Mary Campbell. Photos by Lowell Brown.



Economic Development through the Arts

NKCDC nurtures an inclusive and thriving arts community in Kensington and Fishtown by providing business support, housing, financial resources, and promotion through Frankford Avenue Arts. This past year we used the NKCDC Garden at the corner of Frankford Avenue and Berks Street to provide additional opportunities for small businesses and artists to vend their wares. We held the first in a series of pop-up events, a Small Business Saturday Holiday Market, in November 2017. The market drew 39 vendors and more than 600 shoppers. We held similar, smaller events in May and July.

(Reading order) Shop Small door mat at NKCDC Garden gate. May 2018 Business Resource Mixer at Orinoka Civic House. Cover of 2017-2018 NKCDC Business Directory by local artist Amy Salzman. Artist Cathleen Hughes at NKCDC Garden market. Philadelphia Federal Credit Union's silly string and streamer obstacle for the 2018 PFCU Kensington Derby and Arts Festival. November 2017 Holiday Market at NKCDC Garden. Photos by Kelli Walsh and Lowell Brown.

Our Work

Community Engagement

Through interaction with city and state governments, we give voice to resident concerns. Our Neighborhood Advisory Committee (NAC) organizes and mobilizes residents; our Community Connectors program advances block associations and equips block leaders; and in collaboration with Impact Services and Philadelphia LISC, we are developing a trauma-informed approach to community development.

Economic Development

We promote local business development to create jobs and community wealth. We assist start-up and existing businesses, maintain an inventory of available properties, help local entrepreneurs grow their businesses, and work with the arts as a vehicle for economic stimulation.

Open Space Management

We create clean and green open spaces, organize volunteer greening projects, and stabilize and maintain vacant lots throughout the neighborhood.

Housing Services

We work to expand homeownership opportunities for families. We collaborate with city and state agencies to offer homebuyer workshops, financial coaching, foreclosure prevention, and energy assistance.

Real Estate Development

We bring life to abandoned buildings with the development of affordable housing. Our recent projects include Coral Street Arts House (2005), Awesometown (2016) and Orinoka Civic House (2017).

Students and community volunteers take care of Henry A. Brown Elementary School during NKCDC's fall community cleanup day in October 2017. Photo by Lowell Brown.





PFCU Kensington Derby & Arts Festival

The Philadelphia Federal Credit Union Kensington Derby and Arts Festival is a wacky, creative celebration of human-powered transit and neighborhood artists in East Kensington.

On Saturday, May 19, 2018, 22 Derby teams, 120+ arts and food vendors, and at least 2,000 spectators joined in this design competition, parade of human-powered vehicle floats, and arts festival to promote local businesses and raise funds for the community development work of the East Kensington Neighbors Association and NKCDC.



Thank you to our 2018 Sponsors

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Lil Baby's Ice Cream
Middle Path
Philadelphia Drum & Percussion
Rowhouse Spirits Distillery
Seven Swords Tattoo
Sketch Burger
Sulimay's Restaurant
Urban Exchange Project
Vestige
Weckerly's Ice Cream
Wild Mutation Records

Photos by Lowell Brown.

Our Support

NKCDC is grateful for generous support from individuals and organizations who share our commitment to sustaining a vibrant, healthy community. The following list represents our funding partners from July 1, 2017 through June 30, 2018.*

Organizations

Beacon Church
Bryn Mawr Trust Company
Capital One
City of Philadelphia
Commerce Department
Division of Housing & Community Development
Community Development Corporation Tax Credit Program
Commonwealth of Pennsylvania
Keystone Communities Program
Commonwealth of Pennsylvania
Neighborhood Assistance Tax Credit Program
Community College of Philadelphia
Domus, Inc.
Energy Coordinating Agency
Finanta
First Presbyterian Church in Kensington
Finanta
Frameworks Homeownership, LLC
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Fulton Bank
Independence Blue Cross / Keystone Health Plan East
J.P. Morgan Chase
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M&T Charitable Foundation

Mon Valley Initiative / U.S. Department of Housing and Urban Development
NeighborWorks America
Network For Good
Pennsylvania Horticultural Society
Pennsylvania Housing Finance Agency
Pew Charitable Trusts - Employee Matching Gifts Program
Philadelphia Activities Fund
Philadelphia Authority for Industrial Development
Philadelphia Freedom Project
PNC Foundation
Rowan University
St. Christophers Foundation for Children
TD Charitable Foundation
Thomas Scattergood Behavioral Health Foundation
United Way Donor Choice
Washington Savings Bank
Wells Fargo Regional Foundation

Individuals

Anonymous
Jack R. Butler
Keiko Tsuruta Cramer
David Cross
Daniel D. Gilman
Chris Helmers
Ed Johnson
Jane Johnston
Lena Krzeminski
Benita Larmer
Tim Lederer

Jamie and Matt Ludwig
Andrea Malone
Katie Martin
Carlos Masip
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Kevin Musselman
Graham O'Neill
William Pace, M.D.
Marilyn Pitt
Ronald Reilly
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Marissa Rumpf
Sandy Salzman
Joseph Sergio
Maura Shenker
Lynnette Smart
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In-Kind

Linda G. Ernst
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*For in-kind supporters and sponsors of the Kensington Kinetic Sculpture Derby and Arts Festival, please see the previous page. NKCDC makes every effort to ensure the accuracy of these listings. Should you find an error, please contact Lowell Brown at 215.427.0350 x137 or lbrown@nkcdc.org to make the correction.



Children play in a bounce house at a Community Day at Trenton and Auburn Playground in 2018. Photo by Lowell Brown.

Our Finances

July 1, 2017 – June 30, 2018

Current Assets	
Cash	\$ 2,174,139
Grants and contracts receivable	247,400
Prepaid expenses	11,314
Escrow accounts	193,504
TOTAL CURRENT ASSETS	\$ 2,626,357
Property & Equipment	
Land	\$ 185,772
Buildings & building improvements	687,067
Equipment	174,722
Automotive	46,502
Less depreciation	(657,254)
TOTAL PROPERTY & EQUIPMENT	\$ 436,809
Other Assets	
Investments	\$ 869,113
Mortgages receivable	2,054,200
Property held for sale and investment	902,730
Note receivable	130,433
TOTAL OTHER ASSETS	\$ 3,956,476
TOTAL ASSETS	\$ 7,019,642

Current Liabilities	
Accounts payable	\$ 35,948
Accrued payroll & expenses	77,290
Escrow deposits	4,521
Deferred revenue	0
Mortgages payable	0
Agency Liability	312
TOTAL CURRENT LIABILITY	\$ 118,071
Long-Term Debt	
Mortgage payable	\$ 2,524,743
Loan loss reserve	50,000
TOTAL LONG-TERM LIABILITIES	\$ 2,574,743
Net Assets	
Unrestricted	\$ 3,963,966
Temporarily restricted	28,132
Permanently restricted	334,730
TOTAL NET ASSETS	\$ 4,326,828
TOTAL LIABILITIES & NET ASSETS	\$ 7,019,642

Support & Revenue	
Grants & contributions	\$ 515,117
Contract revenue	
City of Philadelphia	730,407
City of Philadelphia - NTI	0
Non-government	215,173
Other government	402,661
Rental income	48,497
Interest income	56,068
Program fees	58,085
In-kind services	49,675
Home sales	75,000
Developers' Fees	1,043,128
TOTAL SUPPORT & REVENUE	\$ 3,193,811
Expenses	
Program services	
Community Engagement	\$ 683,653
Real Estate Development	500,129
Housing Counseling	587,758
Economic Development	493,953
General & administrative	289,044
TOTAL EXPENSES	\$ 2,554,537
CHANGE IN NET ASSETS	\$ 425,996



(Top) Fresh produce from Lancaster Farm Fresh Cooperative awaits pickup at Orinoka Civic House. 2018 was the last year of NKCDC’s Farm to Families partnership with St. Christopher’s Foundation for Children. (Below) In the fall of 2017, Vetri Community Partnership’s Mobile Teaching Kitchen demonstrated simple, healthy dishes using Farm to Families ingredients. Photos by Tess Kerins and Lowell Brown.



Our Staff

As of January 2019

Administration

Rhonda Anthony, *Accounting Clerk*
Lowell Brown, *Interim Development Director*
Lisa Burgos, *Morning Receptionist*
Pauline Kemp-Gaines, *Afternoon Receptionist*
Debbie Kinkead, *Executive Associate*
Lizette Lewis, *Receptionist & Neighborhood Steward*
Bea Rider, *Resource Development Director*

Gina Snyder, *Grant Writer*
Andrew Stachelek, *Bookkeeper*
Felix Torres-Colon, *Executive Director*

Real Estate Development

Brian Horne, *Construction Associate*
Renee Horst, *Resident Services Associate*
Barb Varela, *Managing Director, Real Estate and Finance*

Community Engagement

Bridgette Bottinelli, *Healthy Housing Americorps VISTA*
Tess Donie, *Associate Community Engagement Director*
Andrew Goodman, *Community Engagement Director*
Katsí Miranda-Lozada, *Community Engagement Associate*
Rodney Mobley, *Community Engagement Associate*
Jessica Hoffman, *Community Engagement AmeriCorps VISTA*

Open Space Management

Noel Olmo, *Landscaper*
Tiff Vidra, *Open Space Supervisor*

Economic Development

Kaelyn Anderson, *Economic Development Director*
Brian Cooper, *Commercial Corridor Steward*
Juan Donato, *Commercial Corridor Steward*
Brian Green, *Commercial Corridor Manager*
Jacob Norton, *Economic Development Americorps VISTA*

Housing Services

Mary Campbell, *Director of Housing Services*
Joseph Filipski, *Associate Director of Housing Services/Compliance Officer*
Melissa Kucherich, *Foreclosure Prevention/Housing Advisor*
Sakinah Lester, *Housing Advisor*
Gloria Santiago, *Housing Advisor*
Ivette Velez, *Housing Advisor*

Our Board

As of January 2019

Timothy Lederer, <i>President</i>	Keiko Cramer	Kevin Musselman	Maura Shenker
Sydney Stewart, <i>Vice President</i>	Todd Kimmel	Bill Pace	John Theobald
Erica Vanstone, <i>Secretary</i>	Sam Lufi	Michael Parsell	
Deborah McColloch, <i>Treasurer</i>	Carlos Masip	Marissa Rumpf	

(Opposite) NKCDC staff pose at the annual staff Thanksgiving celebration in November 2018. Photo by Lowell Brown.



**New Kensington Community
Development Corporation**
2515 Frankford Avenue
Philadelphia, PA 19125
215-427-0350



NKCDC strengthens the physical, social and economic fabric of the community by being a catalyst for sustainable development and community building.