

# Inside New Kensington

2515 Frankford Avenue Philadelphia PA 19125 (215) 427-0350 [www.nkcdc.org](http://www.nkcdc.org)



*Celebrating 20 years of service to Fishtown,  
East Kensington & Port Richmond*

Fall 2005



## Coral Street Arts House Comes Full Circle

With a snip of the giant scissors, NKCDC's staff, board, partners, and neighbors cheered the completion of the Coral Street Arts House, September 23<sup>rd</sup>, almost a year to the day after renovations began.



After a century of industrial use, a decade of uncertainty, and a year-long rehabilitation, Coral Street has come full circle- and then some. Once employing textile makers, the former mill will now provide affordable housing and studio space for artists, and others who qualify. The historic brick building stands as a monument to East Kensington's industrial past, while serving as a harbinger of things to come.

The conversion of the "Factory" is part of NKCDC's effort to maintain our neighborhood's economic diversity, while revitalizing Frankford Avenue's commercial core, and supporting the growing creative class. Many design features are the direct result of input from residents and artists. Interior walls will be used to display work by artists-in-residence, and a community room will be available for events, such as meetings of the East Kensington Neighbors Association (EKNA). Modern amenities complement original architectural elements such as windows, hardwood floors, exposed brick, and freight elevator doors.

Despite a demolition order, twenty-six dumpsters of debris, and countless pigeons, this project came to fruition through the dedication of many current & former staff members, in particular David Cleghorn, Sarah Thompson, Lisa

Calvano, Rachel Levine, and Sandy Salzman, whose sister Laurie lives nearby and advocated for the building's re-use.

The project was made possible with \$7.5 million dollars in financial support from:  
**Penn Homes - PA Housing Finance Agency;**  
**Federal Home Loan Bank of Pittsburgh;**  
**NeighborWorks America;**  
**Redevelopment Authority of Philadelphia;**  
**Philadelphia Office of Housing & Community Development;**  
**City of Philadelphia, Dept. of Commerce;**  
**Low Income Tax Credits, equity investment;**  
**Historic Tax Credits, equity investment;**

In addition to our financial supporters, NKCDC wishes to thank our partners:  
**Kitchen & Associates, architect;**  
**Domus, Inc. general contractor;**  
**PennRose Property Management Company;**  
**Regional Housing Legal Services, legal representation;**  
**MMA Financial Warehousing, LLC, equity syndicator;**  
**Kevin Maguire, owner's representative;**  
**Diamond and Associates, development consultant;**  
**Powers and Company, historic consultant;**  
**Karen Breese, for the stained glass window;**  
**Kensington High School Culinary Arts Academy, for catering;**  
**KHS Creative And Performing Arts program for ambiance;**  
**Coral Hagert Streets, LP: Nancy Barton, Donna Cooper, Sandy Salzman, Mark Sauer and Lynn Smart.**



### Now Leasing!

Coral Street Arts House is open to artists and all others who meet low-income guidelines. Annual household income may not exceed:

\$28,920 for 1 person  
\$33,00 for 2 persons  
\$37,140 for 3 persons  
\$41,280 for 4 persons

Twenty-seven 1 & 2 bedroom apartments, including 6 accessible units, feature modern kitchen & bath, central air conditioning & heating. The building is equipped with an elevator, bike racks, water fountains, and coin-operated washers & dryers. Rents range from \$351 to \$670, depending on size, as well as tenants income. Occupancy is expected to begin in October 2005.



Neighborhood resident Laura Semmelroth has been hired as the part-time Services Coordinator, to welcome tenants, work with artists to develop their businesses, and schedule events in the community room.

For information, call PennRose Management at 215-426-7292, or TTY/TDD: 800-545-1833 Ext. 647.

Applications are also available at NKCDC's office & website [www.nkcdc.org](http://www.nkcdc.org), under "News & Events."



## Housing Counseling & Energy News

Beginning **November 7th**, NKCDC will accept applications for the Low Income Home Energy Assistance Program (**LIHEAP**) and **Crisis**. Homeowners or renters are eligible if annual household income before taxes is less than:

**\$12,920 for 1 person;**  
**\$17,321 for 2;**  
**\$21,722 for 3;**  
**For each additional person add \$4,401.**

Clients can apply in person **Mon, Tue, Thurs: 9a-11a & 1p-3p; Wed 9a-11a.**

Additional Crisis grants may be available to households whose heat is shut off. In addition to the above paperwork, an oil receipt and shut-off notice from the utility are required. If you have been approved for LIHEAP, you must apply for Crisis by calling 215-686-2590.

For information on required paperwork call **NKCDC's Energy line at 215-427-0350 ext. 2**, or LIHEAP's toll-free hotline 1-866-857-7095.

According to the Energy Coordinating Agency (ECA), during the 2004-2005 Program Year, NKCDC's counselors reached households from 42 of the 47 zip codes in Philadelphia, with the largest concentration of clients hailing from zip codes 19124, 19125 and 19134. Services included first-time homebuyer courses, energy assistance, foreclosure prevention, and credit counseling. Congratulations on a job well done!

## 2006 Business Directory

The 2005 directory has been a huge success, with nearly 4,000 copies distributed. For 2006, advertisers can avail themselves of the graphic design services of local artists Becky Maule & Kenneth Thomas, at no additional charge.

Prices are as follows:

1/8 page: \$65      1/4 page: \$125  
 1/2 page: \$230      Full page: \$450  
 Inside cover (Full page): \$1000

For more information, contact Kathryn at 215-427-0350 x120 or kdoherty@nkcnc.org.

## Park It Here: Frankford Avenue ArtRacks

It's a sculpture! It's a chair! It's... it's ArtRacks, five multi-tasking creations from local design teams that serve the bike-bound, while encouraging others to Park It Here and stay a while on Frankford Avenue. Or to at least stop by Saturday, October 22<sup>nd</sup> to celebrate the completion of the project. (See page 4 for more details.)

The Art Racks will be augmented by the installation of standard U-racks by the city's Streets Department.

Thank you to everyone who submitted proposals, the selection committee, **William Penn Foundation** for funding the project, the locations for permitting their installation, and **Yards Brewery** for donating t-shirts whose proceeds will go toward future rack maintenance.



Clockwise from top left:  
*Truck Parts by Leo Razzi @ Belgrade;*  
*Bike Icon by Bob Phillips @ Girard;*  
*Chairs by Drew Allan @ Berks;*  
*19<sup>th</sup> Century Bike by Vince Marshall & Chris Wheeler @ Dauphin;*  
*Chain Ring by Peter Gard @ Palmer.*

## NEWS BRIEFS



Welcome to **Laura Semmelroth**, Services Coordinator for the Coral Street Arts House.

After nearly 20 years with our Housing Counseling Department, we bid farewell to **Janet Sweeney**, shown here with grand daughter, **Jacey**, born in July.



Thank you to the seasonal staff of the Land Use Management Department, **Frank Wilson, Diane Marchese & Eric Harmon**, for all their hard work cleaning and greening our community's open space.

Congratulations to Dir. of Real Estate Development, **David Cleghorn & wife Jennifer** on the August 3<sup>rd</sup> birth of son **Adler**, pictured here with big sister **Sage**.



Congratulations to our Development Director **Rachel Levine & husband Jed Melnick** on the birth of their first child, **Zoe Jadelyn**, on August 11<sup>th</sup>.



Thanks to all who volunteered for the **Fall Frankford Avenue** clean-up.

**Inside New Kensington - Fall 2005**  
**Editor:** Noelle Dames  
**Contributors:** Duane Wilcox, Lauri Kochis, Sarah Thompson, Kathryn Doherty-Chapman, Liz Kline, David Cleghorn, Jed Melnick

# Neighborhood Advisory Committee NEWS

## *The New Kensington NAC Announces New Members!*

The Neighborhood Advisory Committee of the New Kensington Community Development Corporation held elections Tuesday evening, September 27<sup>th</sup>. The new committee is the largest the NAC has had due to a requirement set by the Office of Housing and Community Development (OHCD). Voter turnout was great; a record-setting number of 52 residents came out to support their friends and neighbors.

Cameron Blyth, Nixon Jung, Mark McGee, Laura Semmelroth, and Peggy Wienman were elected to four-year terms, and Mark Hawkins, Herminia Dinozo Matamis, L.W. Nelson, Dan Scholnick, and Lynette Smart will serve a two-year term. The positions with two-year terms will become four-year terms following the 2007 elections, thus setting up a system of staggered terms. Pastor Maggie Ainslie also serves as an appointed member from the NKCDC Board of Directors.

The NAC staff congratulates the newly-elected and re-elected members and thank all the people who came out to vote. They would also like to acknowledge and thank Lisa Ramos, Maria Ramos, Mildred Schaefflein, Sarah Thompson, and Joe Walker who served as the 2005 Elections Committee.



*24 children attended a Bike Safety workshop June 24<sup>th</sup> at Pop's Playground, Huntingdon & Trenton. The SafeKids Coalition of Southeastern PA fitted the riders with free helmets, and provided safety lessons. The event was co-sponsored by the Philadelphia Health Management Corporation and EKNA.*

## *Property Tax and Rent Rebate Deadline Looming*

*-Are you 65 or older?  
-How about your spouse?  
-Were you a widow or widower during all or part of 2004 (and at least 50 years old)?  
-Are you permanently disabled (and at least 18 years old)?*

If you answered yes to any one of these questions than you may qualify for a Rent or Property Tax Rebate.

The Property Tax/Rent Rebate program is available for qualified seniors and permanently disabled citizens and funded by the Pennsylvania State Lottery. The program refunds up to \$500 annually to qualified applicants.

Your 2004 household income (including that of your spouse) must be under \$15,000. To calculate this amount reduce both your Social Security and your SSI income (if applicable) by one-half when calculating this amount.

If you still have questions about whether you qualify for the program, you can call the PA Department of Revenue District Office at 215-560-2056 or 1-800-222-9190.

You can pick up an application at New Kensington CDC, 2515 Frankford Avenue, weekdays between 9am and 5pm. If you need assistance with the form, call The NAC at 215-427-0350 x 116 to set up an appointment.

If you are applying for a rent rebate, you will need receipts for rent paid in 2004. First time filers will need to provide proof of age. Those who qualify based on permanent disability you must also provide a copy of your award letter stating the amount of SSI received in 2004.

Please note that if you received cash public assistance during 2004, you are not eligible for any rebate for the months you received it.

**The application deadline for the Property Tax/Rent Rebate is December 30, 2005. This year you can even sign up for direct deposit!**

There are other programs designed to assist older Pennsylvanians on a budget with utility bills, Medicare Part B premiums and prescription drugs. Find out more by contacting an APRISE counselor at 1-800-783-7067.



## *East Kensington Neighbors Association Conducts Tire Round-up*

EKNA's second year of participation in the City's annual tire round-up netted a total of 1117 illegally discarded tires from area streets and lots.

The first Saturday, over 700 tires were collected. A second Saturday was scheduled to increase the "reward" money to the \$500 maximum available, at 50-cents per tire.

On behalf of the entire community, the NAC thanks Tyson Tarbell, Peter Zaccagnino, Brian Kantorek, David Prendergast, Bob Fritz, Frank Wilson, Jason Ertwine (*pictured above*), Lara Coup, Pat McHugh, Dave Nelson, Emilio Temprano, and Daniel Wisenauer (*not pictured*) for sacrificing their summer weekends to help improve our quality of life.

# Fall Festival & Park It Here! ArtRacks Party

10am-4pm

Sat, Oct 22nd

2-6pm



At the Garden Center  
1825 Frankford @ Berks

Pumpkin Decorating, Crafts,  
Face Painting, Magic Shows,  
Piñatas, BBQ, Mums & Pansies



Frankford Avenue @ Girard, Belgrade,  
Palmer, Berks, Norris & Dauphin

Featuring the Artists, Contests, a Swap Meet,  
Maps, Bike Safety Checks by Circle of Hope,  
Valet Bike Parking by Neighborhood Bike  
Works, T-shirts from Yards, Food by KHS,  
Music by the Otters & Kenn Kweder,  
PeeWee's Big Adventure & More!

Check [www.nkcdc.org](http://www.nkcdc.org) for schedule &  
See page 2 for more ArtRacks info

*Proceeds benefit the Garden Center, ArtRack maintenance fund & Kensington High School Culinary Academy*

**New Kensington CDC  
2515 Frankford Avenue  
Philadelphia, PA 19125**

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