

### 3) Site and Neighborhood Standards

Orinoka Civic House is located in the East Kensington Redevelopment Area, a map of which is included in this section. The Orinoka Civic House area has a low percentage of subsidized housing units as a percentage of the total number of housing units in the area. More than 72 percent of renters in the census tract pay more than 30 percent of their annual household income toward rent payments, as compared to 57 percent in Philadelphia as a whole. Approximately a quarter of Kensington residences lack a sufficient kitchen and close to 20% lack complete plumbing. Housing is affordable in the neighborhood, but substandard. Therefore, the demand for new, quality affordable housing units in the area is substantial. Orinoka Civic House will directly address this demand. Currently, the Orinoka Mills building stands as a massive, forbidding structure within a largely residential area. Neighborhood residents who participated in the community planning process cited crime as a primary concern, and the Orinoka Mills building does nothing to deter either the perception of crime or the actual incidence of crime in the immediate surrounding area. Revitalizing the structure into Orinoka Civic House will provide a great amount of stability in an area that has not seen investment on such a significant scale in some time.