

8) Prior Affordable Housing Experience

Since 1985, NKCDC, a non-profit organization, has dedicated itself to revitalizing the Kensington/Fishtown/Port Richmond community through a comprehensive approach to neighborhood preservation and community stabilization. This approach includes economic and community development, housing and facility development, community organizing, land use management, and homeownership counseling.

NKCDC has an exemplary track record for innovative and successful community development initiatives and is recognized regionally as an able developer and a representative voice for its community and nationally for its organizing and land use management strategies. NKCDC has rehabilitated over 100 scattered-site houses and sold them to first-time buyers with low and moderate incomes through several City and State funded programs including the City of Philadelphia's Neighborhood Stabilization Program, funded by HUD through Federal Stimulus funds. As an approved developer in the NSP program, NKCDC acquired and rehabilitated formerly foreclosed properties and put them into the hands of income-eligible homebuyers that were required to go through training and classes organized by the NKCDC Housing Counseling department.

In addition, the organization redeveloped the Coral Street textile Mill in Kensington into the Coral Street Arts House, a Low-Income Housing Tax Credit development comprised of 27 units of affordable artist live/work space, as well as two mixed-use projects creating three housing units and two commercial spaces. NKCDC's current development project, Awesometown, will be the organization's first LEED Certified, new construction development. The new project will entail the redevelopment of a Pennsylvania State Brownfield into a sustainable project in partnership with Postgreen, a local green developer and winner of the 2011 U.S. Green Building Council Project of the Year award.