



# UNITED NEIGHBORHOOD COMMUNITY DEVELOPMENT CORPORATION 2017 ANNUAL REPORT



## LEADERSHIP MESSAGE

United Neighborhood Community Development Corporation has experienced another year of growth in 2017. The Lehigh Coal and Navigation building in Jim Thorpe was a new experience for the development team and Board of Directors.

This is the first preservation project to be completed by UNCDC where the building remained occupied during the construction phase. The combination of an accommodating construction crew, knowledgeable on-site property management and UNC's supportive services, the residents of the building survived a thorough construction project that took place around them.

The coming year looks to provide UNCDC with more opportunities for growth as a developer and property manager. Thanks to the Board, the development team, and all of our supporters for helping UNCDC to continue to succeed as a key provider of affordable housing in Northeast PA.

Stephen Casey, Ph.D.  
President

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## LEHIGH COAL & NAVIGATION BUILDING

Construction has wrapped up on the Lehigh Coal and Navigation Building! Over the course of 2017, UNCDC has completely renovated the facade of the building. Residential apartments received newly painted walls, new flooring, and completely renovated kitchens and bathrooms.

The exterior of the building was completely refaced as well, with new windows and signage on the front of the building. The community room, elevator, and common areas were also updated. The residents of the building are excited about the renovations to their apartments and that construction is now complete in Jim Thorpe.



## DEVELOPMENT PLANS FOR 2018



**Watercolor projection of front perspective of Fallbrook**

UNCDC has two exciting new projects in development for 2018. The first is the 36-unit Fallbrook inter-generational housing development in Carbondale. This exciting community development project will include multiple innovative design features including an outdoor walking trail, a community garden, five multi-purpose community rooms, and four apartments that are designed for larger extended families. UNC plans to relocate the Carbondale Active Older Adult Center to the site and also provide many social services to the residents of the greater Carbondale Community.

The second project that UNCDC will develop in 2018 are the Madison Avenue Townhomes. These two bedroom townhomes will be constructed for use by the LIFE Geisinger program. They will provide much needed housing for participants in the LIFE program as a nursing home prevention program. The partners for the Madison Avenue project include the City of Scranton, the Lackawanna County Land Bank, the Pennsylvania Housing Finance Agency, and LIFE Geisinger.

## UNCDC IMPLEMENTS HOMELESS PREFERENCE AT PROPERTIES

In coordination with the Scranton/Lackawanna County Continuum of Care, UNCDC implemented a homeless preference for all of our apartments in the City of Scranton. This preference allows individuals and families that are currently or were recently homeless to be given first-priority on our waitlist.

While applicants must meet all other requirements for housing, the preference allows for homeless individuals to more rapidly secure much needed housing in a time of crisis. UNCDC hopes to use our successes to influence other property managers in our community to implement a similar preference as we work toward ending homelessness in northeastern Pennsylvania.