



Dwelling Place

NONE OF US ARE HOME UNTIL ALL OF US ARE HOME

WE ALL BENEFIT

JOE JOHNSON LOVES HIS home at 1515 Fairmount Avenue. The permanent supportive residence has given him stability and a sense of dignity. He keeps his room immaculate, and he gets along with his suite mates and other 1515 residents. He works several hours a week cleaning both inside the building, and outside in the neighborhood. He also attends various meetings in the community room.

Meanwhile, he has watched over the past year as several newly constructed market-rate homes have gone up across the street and down the block. They all sold, and now are home to many new neighbors.

The fancy new homes are an amazing sight, especially recalling how blighted the block was when Project H.O.M.E. first moved in twenty years ago. Back then, we faced opposition and rampant fears: our proposed residence would wreak havoc on the neighborhood and cause property values to plummet.

From our earliest days, we asserted that our work to end homelessness enhances the quality of life for everyone in our community. Little did we know how true that would prove to be. At the time, it seemed clear to us that as we could move persons from the streets to stability, the positive impact would spill over to the city as a whole. Now, the numbers are telling the story in a dramatic way.

THIS MONTH, PROJECT H.O.M.E. is releasing the third in a series of reports using sophisticated economic analysis to assess our community impact. The first report, in 2007, was conducted by the econometrics firm Econsult and showed that neighborhoods with a Project H.O.M.E. residence experienced a higher rate of property value increase than city neighborhoods as a whole. (See the February 2008 *Dwelling Place*.) Last year, a report using analysis from researcher Dennis Culhane from the University of Pennsylvania showed that permanent supportive housing programs result in significant savings in public spending to address homelessness. (See July 2010 *Dwelling Place*.)

The new study, also by Econsult, shows that Project H.O.M.E. has had a significant economic impact on the region as a whole. Since 1990, through our capital spending alone, Project H.O.M.E. has generated an overall economic impact of \$155 million, which translates into 1,860 jobs and \$69 million in taxable wages. On an

annual basis, our operating expenditures generate an impact of \$31 million, 417 jobs, and \$14 million in taxable wages. Meanwhile, an updated assessment shows continued positive correlation of

Project H.O.M.E. sites with neighboring property values – even in a down economy.

In other words, while living out our mission of developing solutions to homelessness and poverty, we have also been making a significant positive contribution to the local economy.

This is a story that needs to be told. At a time when the economy is still sluggish, we are able to show that strategic investment of both private and public money pays off with real dividends not just for those struggling with homelessness, but for all citizens. At a time when our national politics is mired in hyper-partisanship and gridlock, we are creating win-win situations that meet the needs of individuals and families struggling with homelessness, and at the same time enhance the economic well-being of the broader community.

The temptation, in this current economic and political climate, is to retrench in our efforts to address such social crises as homelessness and poverty. But the numbers should encourage us and embolden us: If

anything, this is a time to rekindle our energy and our engagement, to come together to finish the job of ending chronic homelessness in Philadelphia.

BACK IN OUR FAIRMOUNT Avenue neighborhood, we are grateful for the leadership of the Spring Garden Civic Association, which shares our belief that the quality of life in a community includes people from different backgrounds. We are excited as more groups embrace the value of diverse neighborhoods and a broader vision of economic and civic health.

Joe, like the building that is his home, is a living sign of progress in the struggle against homelessness. The new homes on Fairmount Avenue are signs of progress in a struggling economy.

Solutions to homelessness and economic progress can co-exist. In fact, together, they might make the best neighborhood of all.

To get a copy of the new Econsult Report, or either of the earlier reports, call Laura Weinbaum, Director of Public Policy, at 215-232-7272, ext. 3037.



A new study shows that solutions to homelessness also contribute to the city's economic growth.

Above: Joe Johnson stands outside his home at 1515 Fairmount Avenue, ready to do his neighborhood cleaning

HONORS

We were thrilled to hear that our co-founders, Joan Dawson McConnon and S. Mary Scullion, have been named recipients of this year's Laetare Medal from the University of Notre Dame. The Laetare Medal is the most prestigious honor given to American Catholics. Past winners have included John F. Kennedy, Dorothy Day, and Martin Sheen. The Award will be given at Notre Dame's commencement ceremony on May 22.

LEGAL MINDS

Congratulations to the talented teens from our Honickman Learning Center and Comcast Technology Labs. This past March, several of them participated in the John S. Bradway High School Mock Trial Competition, sponsored by Temple University Beasley School of Law and the Young Lawyers Division of the Philadelphia Bar Association. Under the tremendous coaching of our wonderful volunteer, Judge Kenneth J. Powell, Jr., our teens took on complex issues in a mock trial, playing lawyers and witnesses. For their effort, they were honored with the Greg R. Wiegand Award for dedication and commitment. Thanks to Judge Powell for nurturing the gifts of our young people.

YOUNG COMMERCE

Meanwhile, our teens' business acumen is also getting attention. Participants in our Harold A. Honickman Young Entrepreneur Program were selected to be one of about 100 vendors for the Philadelphia

International Festival of the Arts, a month-long celebration of arts and creativity in our city. Our young entrepreneurs will vend their various wares – T-shirts, hats,

most recently as Director of Major and Individuals Gifts. Prior to United Way, she held positions in major gifts fundraising at The Philadelphia Orchestra Association, where she began her career. Amy will be joining our Development team to help ensure Project H.O.M.E. continues to grow our over \$13 million operating budget and raise significant capital revenue each year. "I feel so grateful to be here," says Amy. "Project H.O.M.E. is a true Philadelphia success story that shows it really is possible to end chronic homelessness in Philadelphia in our lifetime."

A COMMUNITY LEADER

Project H.O.M.E. joins with the broader Philadelphia community in mourning the recent passing of John C. Haas, a great community leader and philanthropist. Mr. Haas, former Chairman of Rohm & Haas, was a great champion of civil rights and providing opportunities for all people, especially youth, to succeed. He was a strong supporter of our programs for young people – including our teen after-school program and the Community Partnership School, our partnership with Germantown Academy. Mr. Haas was also a crucial driver in developing the Cross Bridge Scholars Program, which brings together teens from both our Honickman Learning Center and Comcast Technology Labs and Episcopal Academy to bridge the digital divide. In his spirit, we will continue to develop programs to empower young people.

News from H.O.M.E.



Our budding legal minds at Project H.O.M.E. (from left to right): Doug Moak from Temple Law School, Tanaja Armour, Lexus Medley, Shanice Richardson, and Judge Kenneth Powell.

sweatshirts, as well as artwork by our residents – at the Festival Street Fair on Broad Street on April 30 from 11:00 a.m. to 7:30 p.m. Go enjoy the Festival and support our young people.

NEW TALENT FOR GROWTH

We are excited to welcome Amy Burns as our new Vice President of Development and Public Relations. Amy comes to us from United Way of Southeastern Pennsylvania, where she worked in Development for fourteen years,

Join the Conversation!

H.O.M.E. Word: Dignity * Community * Justice



THE PROJECT H.O.M.E. BLOG, "H.O.M.E. Word," is our newest vehicle to engage in public education and dialogue about the issues of homelessness and poverty. With you as conversation partners, we will reflect on issues central to our mission: building solutions to homelessness and poverty, affirming human dignity, nurturing a healthy and secure community, building a just society, and affirming the common good. We will be posting excerpts from Sister Mary's talks, stories from and about our residents, snippets of life at Project H.O.M.E., analysis of current political and cultural issues, and other offerings. Check out our postings, add your own comments and reflections, and be part of our effort to impact public discourse.

www.projecthomeblog.org

"Love is something that you can do to help other people in ways of helping them get a home."

– Zoe McBride, 5-year-old daughter of Project H.O.M.E. Program Manager Alyssa Bowers, written for her mother last Valentine's Day.



HELP BRING PEOPLE AND FAMILIES HOME

THE 100,000 HOMES CAMPAIGN is a national initiative to find permanent homes for 100,000 of the most vulnerable and long-term homeless individuals and families by July 2013. Since its conception last year, the Campaign has started work in 75 communities and has already helped to move 7,600 long-term homeless people into stable homes. Philadelphia is one of those communities, and a local coalition, including Project H.O.M.E., is springing into action. As a critical step in the Campaign, the Philadelphia coalition, made up of city and nonprofit agencies, will conduct a specialized outreach week May 15-20 to collect data on the local homeless population. Volunteers are needed for the outreach. You can contact Jake Bowling at 267-507-3816 or jbowl@mhasp.org. For more information about the national 100K Campaign, go to www.100khomes.org. For more information on local efforts, see www.100khomesphilly.org.

A BLOSSOMING OF COMPASSION AND COMMITMENT

WE MADE IT THROUGH a tough winter, thanks to a tremendous outpouring of generosity and support. As we enjoy these spring days, we continue to witness a deep commitment to ending homelessness from friends throughout the region. Thanks to the following donors who made special gifts in recent months:

- Jon and Donna Boscia
- D. Walter Cohen
- Commvault
- Stephen A. and Sandy Cozen
- Craiger Drake Designs
- Drexel Morgan & Co.
- Jay J. and Bonnie A. Eisner
- Endo Pharmaceuticals, Inc.
- GE Foundation
- The Honickman Foundation
- James R. and Katherine H. Ledwith
- LISC/The Home Depot Foundation
- Steven and Patricia McKenna
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- Phillie Charities, Inc./John and Leigh Middleton
- Bruce F. and Anne O. Robinson
- Saints Peter and Paul Church
- SEI Investments
- Joseph and Constance Smukler
- David M. and Rita Spillane
- Robert N. and Carlene A. West

Mask

By Teron Dow

I wear it everywhere I go.
It shows a joyful and happy person.
People accept it.
People like it.
People welcome it.
But me
I deny it.
I hate it.
I want to remove it
for I am
not joyful
nor happy
but deep inside
I need to be
accepted
liked
welcomed
for that is the only way I believe I will make it.
But you know what,
if we all just take off our mask
we all will
accept
like
welcome
each other for who we really are.

Teron Dow is a resident of Project H.O.M.E.'s Rowan Homes residence.



WHEN YOU WERE GROWING UP how many times did your mother remind you to be kind, generous, and to reach out to those who needed your help?

Well, as always, Mom was right! During the 10 years of the joy of serving women through this special appeal, did you know that your generosity has:

- Provided 390 moms with gift cards to purchase groceries for their families
- Helped 4,000 women benefit from the myriad of job training services and education classes from the Adult Learning and Workforce Development program at the Honickman Learning Center and Comcast Technology Labs.

This Mother's Day, create a magnificently memorable gift to honor the love that your Mother has given to you: Give her the gift of pleasure and fulfillment that can only be realized through the "grace" of a generous heart.

Consider a donation of caring to Project H.O.M.E. and we'll send a Mother's Day card to your mother or any other special woman in your life, advising her of your thoughtful gift.

You can donate online by going to www.projecthome.org/donate/md2011.php. Please respond right away to allow time for delivery before Mother's Day.



PROJECT H.O.M.E.

1515 Fairmount Avenue
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www.projecthome.org

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PROJECT H.O.M.E.

(Housing, Opportunities for
Employment, Medical Care, Education)

empowers people to break the cycle of homelessness, address the structural causes of poverty, and attain their fullest potential as members of society. Our work is rooted in our conviction of the dignity of each person and our belief that all are entitled to decent, affordable housing and quality education, employment, and health care. We achieve this through street outreach; supportive housing; comprehensive services; community development; employment training and opportunities; adult and youth education; health care; environmental enhancement; and political advocacy.

RESIDENCES

1515 and 1523 Fairmount Avenue
Hope Haven I/II, 2827-28 Diamond St.
Connelly House, 1212 Ludlow St.
Kairos House, 1440 N. Broad St.
Kate's Place, 1929 Sansom St.
Rowan I, 2729-A W. Diamond St.
Rowan II, 1901 N. Judson St.
St. Columba, 4133 Chestnut St.
St. Elizabeth's Recovery, 1850 N. Croskey St.
Women of Change, 2042 Arch St.

SUPPORT SERVICES & PROGRAMS

Adult Education, Employment & Arts
Community Development Corporation
Education and Advocacy
Healthcare Services
Honickman Learning Center and
Comcast Technology Labs
Outreach Coordination Center
Volunteer Program

BUSINESSES

Our Daily Threads, 215-232-6322
H.O.M.E. Page Café, 215-320-6191

ADMINISTRATION

215-232-7272

HOMELESS OUTREACH HOTLINE

215-232-1984

HUMAN RESOURCES HOTLINE

215-232-7219 x5200

www.projecthome.org



H.O.M.E.

page café

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H.O.M.E. Word

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