

NONE OF US ARE HOME UNTIL ALL OF US ARE HOME®

Honickmans Stun 30th Gala Crowd with \$6 Million Donation

To celebrate Project HOME's 30th Anniversary, Lynne and Harold Honickman generously donated \$6 million which brought the event's total to over \$10 million. In honor of their incredible generosity, we wanted to share some of Lynne's beautiful speech from that evening.

Twenty-five years ago, I was driving through the inner city taking a shortcut to North Broad Street. Within minutes from my residence on Rittenhouse Square, I found myself in what looked like a war zone. I couldn't reconcile the seemingly anonymous man lying on a grate, teenagers hanging out on a corner during school hours, homes in degradation, with what should be every person's



Harold and Lynne Honickman were recipients of Project HOME's Lifetime Achievement Award at our 30th Anniversary Gala in April

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hope for the future.

With Sister Mary Scullion, Joan Dawson McConnon, neighborhood leaders including Helen Brown, Chris Whaley and Priscilla Bennett, and civic leaders including Aileen and Brian Roberts and Comcast, we built a 38,000-square-foot comprehensive learning center in the second-poorest zip code in Philadelphia. Now in its 15th year, it's helping thousands of children, adults, and families break the cycle of homelessness and poverty.

The odds were stacked against many of these kids. Their families facing enormous economic stresses, were rarely intact. The local schools were desperately underresourced and performing poorly. Drugs were, and are, an all-pervading lure and the threat of violence hung over their lives.

But when they came through the Learning Center's doors, we saw something else: the gleam in the eye of intellectual curiosity, the thirst to learn and experiment and create, the yearning to develop gifts and express themselves. We see talents, possibilities and energy.

They should have as much right to a bright future as any other children in this country. We have not and will not allow their gifts to become the collateral damage of poverty.

The Honickman Learning Center and Comcast

The Future Has Never Looked Brighter

s 21-year-old Tahjenae opens the door to her new apartment at Gloria Casarez Residence (GCR), she's positively beaming. "I feel like this is an amazing opportunity," she says.

Tahjenae is one of 30 young adults who moved into our new LGBTQ-friendly building on 1315 North 8th Street. The residence is named after Gloria Casarez, a Philly native who fought for LGBTQ rights across the nation. This new 36,547-square-foot property provides affordable housing for young adults (ages 18 - 23 at entry) like Tahjenae who are homeless, have experienced homelessness, or are at risk of homelessness, including those aging out of the foster care system. This is the first permanent supportive housing of its kind in the Commonwealth of Pennsylvania, and among the first in the nation. But to Tahjenae, who has been in the foster care system since she was 12, this place is so much more than a building. "I got the support and services and then I can relax, I'm at home and it's beautiful," she says,



Project HOME donors, city officials, and residents celebrate the

Gloria Casarez's Young Adult Program Manager Kate

Gormley knows the extent of what residents like Tahjenae

have gone through to find their way to Project HOME.

"Our young residents are very vulnerable. There might

be some mental illness, some degree of recovery, there's

official opening of Gloria Casarez Residence in May

smiling.

Technology Labs would be a wonder in the wealthiest suburb, but it's here in North Philadelphia, giving these children the chance to grow, develop, learn, and claim their future.

Sister Mary and Joan have become our cherished friends.

We've learned so much from their capacity for a love and wisdom that compels an understanding that – "None of us are home until all of us are home."



Sister Mary Scullion and Jon Bon Jovi celebrate Project HOME turning 30

The Project HOME community is suffused with struggle, commitment, compassion, love and those enduring virtues succeed in insulating against the inevitable storms. That's how strong and committed the Project HOME family is. It's with a full heart and a few tears of joy that Harold and I tell you with great certainty that Sister Mary's and Joan's examples, as well as that of the entire Project HOME community that they are the spark that lights the way for all of us.

(continued on page 2)

Roots and Branches: Reflections from Sister Mary

A lot can change in 30 years – and we at Project HOME have gone through plenty of change, as has our society.

What started as a small crew of mostly unpaid volunteers building community with some of the most fragile men on the streets has developed and flourished into 16 residences, an education and technology center, a wellness center, a community center, and an engagement center for persons still on the streets.

Thirty years ago, the predominant face of homelessness was those persons on the streets struggling with mental illness. The widespread fear and ignorance forced us to deal with NIMBY-ism ("Not In My Back Yard"), opposition from community groups who did not want

residences in their neighborhood (see "Free At Last!" on page 3).

Three decades later, more and more people understand that homelessness can impact anybody, so issues of NIMBY-ism are not as prevalent. In fact, the neighborhood association, which once spearheaded opposition to our 1515 Fairmount development, are now supporters and valued partners – including lending their support to the development of JBJ Soul Homes in the next block, which included the pilot

residential program for young adults (see "The Future Has Never Looked Brighter" on page 1). Today, the face of homelessness is different in many ways. As we have written about, more and more young people are homeless or on the brink of homelessness, and we are adapting our programs to offer the most effective solutions. Also, we see the on-the-ground reality of the national opioid crisis in our own city. And we are working intensely to develop a comprehensive strategy for the Kensington neighborhood, the ground zero of the local crisis, with appropriate housing and services to meet those urgent needs. The cost of housing continues to rise, forcing more low-income families into homelessness or poor-quality housing.

In so many ways, life is change. As society changes and the contributing factors to homelessness take shape, we have had to be flexible in how we live out our mission of ending homelessness. Over the past three decades, our programs and services and approaches have had to evolve and change and will continue to do so to meet new challenges.

Yet, at the same time, some things are constant. The core values that ground our mission are unshakable: our commitment to human dignity, community, inclusion, and justice. Also constant is the spirit of hope that has always animated our work. So many of you are the bearers of that hope and with your support we turn hope into reality. May that hope continue to empower us for the decades to come.

S. Mary Scullion

(continued from page 1)

The Future Has Never Looked Brighter

really a lot to figure out," Gormley says. The Young Adult Program helps residents to deal with these issues, explains Gormley, and she says it's an important part of life at GCR.

Since its inception in 2014, the program has successfully helped 52 young adults with housing, employment, education, health care services, and life skills. And the program continues to expand. It started as a pilot at JBJ Soul Homes - through the leadership of Jon Bon Jovi, Leigh Middleton, and the Neubauer Family Foundation - then the program expanded to Francis House of Peace and Ruth Williams House at the Gene & Marlene Epstein Building. Subsequently, members of the LGBTQ community identified the need for a culturally competent and LGBTQ-led residence. Thanks to the generosity and leadership of Mel

Heifetz, Arthur Kaplan and Duane Perry, John Alchin, and Hal Marryatt, the Gloria Casarez Residence was conceived and developed. With its addition, Project HOME now has 70 dedicated apartments for young adults, all with access to the program. Most importantly, it seems to be working; 80 percent of participants have either full or part-time employment and are in school. "What really ensures someone's ability to maintain their housing moving forward are their educational accomplishments and their ability to maintain and improve income," explains Gormley.

The Young Adult Program is a strategic component of MPOWER, a Project HOME community investment partnership, in helping to prevent chronic street homelessness. Nationally, young adult homelessness is on the rise, and an estimated 40 percent identify as LGBTQ. It's that LGBTQ support at Gloria Casarez that means a lot to new resident James. "I appreciate it because it helps us explore and educate others," he says.

James, aged 20 and who identifies as bisexual, travelled a long and difficult road to get to Gloria Casarez Residence but he knew that if he could just get out of his home and find the right atmosphere, things would change for him. "I kept saying, I'm making my own place, I'm going to be away from these people and now look at it!"

James is now working on his GED and is planning a big future for those who will come after him. "I want to open up my own behavioral health centers more directed towards LGBTQ families and individual children," James says, "because I didn't have that when I was young." He remembers people advising him that it's easy, stay strong, and you'll get through it. But he says they didn't really comprehend how much people in the LGBTQ community really go through.

James' focus on helping others is not unique among the young adults that Gormley has worked with over the years she's been at Project HOME. "We have some of the most amazing young adult residents – folks who come to us with so little, who give so much to the community, it's just incredible."

It's that spirit of resilience that brought these young adults to Project HOME's Gloria Casarez Residence. Gormley says when you add that to

education, employment, and life skills, which the Young Adult Program offers, then that's what allows this group to not just live independently,

"I'm about to blossom because I felt like this was what I was working for all my life."

but really thrive. Tahjenae, for one, is certainly ready to take off. "There's nothing stopping me now. I'm about to blossom because I felt like this was what I was working for all my life."



Sister Mary Scullion, co-founder and executive director of Project HOME

Photo by Emmanuel Sofolawe

Tahjenae, 21, opening her apartment at Gloria Casarez Residence

Spirit of Generosity JBJ Soul Foundation and Neubauer Family Foundation

What does it take to end chronic street homelessness? For 30 years Project HOME has partnered with many leaders and implemented a comprehensive plan to address the root causes of homelessness and adopt permanent solutions. As new issues have arisen, new programs have been developed and Philadelphia, though the poorest of all the major cities, has continued to have the fewest number of people living on our streets.

Showing Leadership

Nationally, young adults and youths – especially those transitioning from foster care, those who identify as



Project HOME staff and members of the Young Adult Program at the 2018 Philadelphia Award ceremony to honor Project HOME friend Mel Heifetz.

LGBTQ, and those that are homeless living in shelters or other unstable housing situations – comprise one of the largest and fastest-growing groups of homeless individuals. In 2013, with leadership from Dorothea and Jon Bon Jovi through the Jon Bon Jovi Soul Foundation, and Leigh Middleton, Project HOME launched a young adult pilot program at JBJ Soul Homes for eight young adults (aged 18-23) experiencing homelessness, aging out of foster care, or coming from other institutional settings.

In 2015, Neubauer Family Foundation invested in the expansion of housing and services and, through a generous ten-year commitment, created the Neubauer Catalyst for Young Adults. Through their generosity, Project HOME has been able to grow the LGBTQ-friendly program by serving an additional 12 young adults at Francis House of Peace in 2016, 20 young adults at Ruth Williams House at the Gene & Marlene Epstein Building in 2018, and, this past May, 30 young adults at Gloria Casarez Residence (see "The Future Has Never Looked Brighter" page 1). In addition to the 70 young adults in youth designated apartments, the Young Adult Program serves another 10-15 young adults annually throughout Project HOME's residences.

How It Works

The Young Adult Program emphasizes both employment and education as a means to break the cycle of poverty and establish increased earning potential that will lead to enhanced stability and independence later in life.

Workforce Solutions is a critical piece of Project HOME's programming in combination with Adult Education through the Honickman Learning Center and Comcast Technology Labs, providing comprehensive programming tailored to meet the needs of individual learners. Programs include an array of targeted classes, workshops, and services (such as computer and technology classes) and job counseling intended to boost earnings potential. Our programming provides credentialing and training programs in customer service, food service/ hospitality, as well as career track programs focused on Certified Peer Specialist and Certified Recovery Specialist Certifications which incorporate residents' personal experiences and technical training that leads to career-focused employment.

Program Success

Through the vision and generosity of JBJ Soul Foundation and Neubauer Family Foundation, a critically needed program was born with the resources required for early interventions to stabilize, educate, employ, and empower young adults. Through their leadership, others have joined with them to provide generous capital and programmatic support.

Without a stable place to call home, no one can thrive. With homes of their own, a supportive community of caring staff, and opportunities to learn and work, the young adults at Project HOME have the chance to begin their adult lives as everyone has the right to do. We are deeply grateful for the leadership and generosity of JBJ Soul Foundation, Neubauer Family Foundation, and many others who believe as we do that, none of us are home until all of us are home.®

Free at Last!

Throughout our 30th Anniversary in 2019, we will be highlighting stories from our past and articles from our archives. One of the pivotal points in Project HOME's history was the four-year effort to secure the building at 1515 Fairmount Avenue to develop into our first permanent supportive housing residence. The struggle deepened our commitment to our mission and values, and also gained us much public support, establishing Project HOME as a leader in Philadelphia.

he old song "Amazing Grace" says it well: "Through many dangers, toils, and snares we have already come.



Project HOME residents celebrating the announcement that 1515 Fairmount Avenue could be used as a residence for those experiencing homelessness in 1994 'Twas grace that brought us safe thus far and grace will lead us home."

48 formerly homeless men and women are on their way home – finally. A June 10 ruling by a panel of federal appellate judges and the subsequent decision by the Rendell Administration to grant reasonable accommodation brought an end to the long and bewildering impasse over 1515 Fairmount. After almost four years of legal battles, marches and rallies, letters and petitions, and many prayers, fair housing has been upheld. 1515 is finally free.

Way back in 1990, Project HOME began plans to develop permanent housing as part of our mission to help chronically homeless persons break the cycle of homelessness. We located the building, obtained an agreement of sale, put together a complete financing package, assembled architectural plans, received Section 8 rental certificates from HUD – even secured zoning. Everything was moving along smoothly, and we eagerly anticipated that 48 men and women who had made the long journey off the streets would soon have a new home.

But a few dangers, toils, and snares got in the way. We ran into a massive wall of NIMBY-ism ("Not In My Back Yard"), the tragically pervasive attitude of community people who want to keep a wall between themselves and those they consider "threatening" or different. Those NIMBY attitudes, fueled by political interests, placed innumerable obstacles in the way of developing 1515 Fairmount. As one of the residents remarked early in the struggle: "I've overcome a lot of obstacles to get to where I am today, but I've never faced anything like this: These people have never met me, and they hate me."

The struggle for 1515 Fairmount Avenue has been a long and often wearying one. But there has been much grace along the way. We've been profoundly inspired by the courage of the formerly homeless men and women in our community who have overcome enormous obstacles and have made amazing progress in getting off the streets and getting back to productive, stable lives. We have also been

"All along, we believed this struggle was about more than one building."

inspired by the thousands of people from all walks of life who, because of the controversy over 1515, have come forward to speak out for justice and compassion.

All along, we believed this struggle was about more

Happenings

Summer Learning in Session

This summer, Project HOME will again host our Summer Service Learning Program, an opportunity for young people and educators to engage with residents and become a part of the work of Project HOME and other Philadelphia organizations to end homelessness and poverty. Participants learn not only about the problems we are facing, but about how they can help advocate and create change. For the first time this year, we are including an "Educators' Week," where educators from schools, non-profits, and other agencies can experience the Service Learning Program and incorporate it into their own curricula. For more information, visit projecthome. org/2019servicelearning or contact Martin Wiley, Service Learning Coordinator, at mwiley@projecthome.org or 215-232-7272, x3092.

Celebrating 30 Years of Service

We would like to thank everyone who made the 30th Anniversary Gala a success, including our generous donors who enabled us to raise over \$10 million! And congratulations to Lynne and Harold Honickman, the evening's honorees and recipients of the Lifetime Achievement Award for their dedicated work to end homelessness. Visit projecthome.org for photos, video, and other content from a very special evening.



Project HOME residents celebrate at our 30th Anniversary Gala

Digital Arts

In May, we hosted the 8th Annual Lynne Honickman Digital Arts Festival at the Honickman Learning Center and Comcast Technology Labs, celebrating the work of students from our Teen Program in the areas of culinary arts, videography, photography, robotics, and music production. Visit our Facebook page (@ProjectHOME) for photos from the event.

30 Under 30

Congratulations to Dr. Janine Musheno, dental Arts Festival director at our Stephen Klein Wellness Center, who was recently named to Temple University's "30 Under 30" list of alumni. The final list will be announced in the October 2019 issue of Temple Magazine. For more on our dental program, visit projecthome.org/dental.

Big Magic

In April, we joined our friend and Eat, Pray, Love author Liz Gilbert for a creativity workshop hosted by the Beloved Community from our Mission Nurture Initiative. Our deep thanks to Liz for an inspiring and reflective day.

New Store, Same Mission

Our Social Enterprise Department has upgraded Project HOME's online shop! The new store will

provide shoppers with a better experience, enabling them to find their favorite products from our talented residents. And no need to change your bookmarks—just type projecthome.org/shop into your browser and start shopping!



ioto by HLCCTL student, Angeliqu

hoto by Harvey Finkl

Honickman Learning Center and Comcast Technology Labs 9th grade student, Angelique's, entry into the annual Honickman Digital



Author Liz Gilbert (left), chatting with a Project HOME resident at a creativity workshop in April

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than one building. "Free 1515!" became a rallying cry in Philadelphia, symbolizing the need for permanent housing and the rights of formerly homeless, recovering, and mentally disabled men and women in our community. What was at stake was not simply an old casket factory but fundamental human and civil rights. Tragically, many people in our community continued to be stigmatized by irrational fears and stereotypes.

But over these past four years, we have also witnessed an explosion of hope, as an ever-widening community of people who say no to those fears and say yes to a truly inclusive, truly compassionate society that welcomes and celebrates the dignity and gifts of each person.

We dedicate this issue of Dwelling Place to countless friends who spoke out, who wrote and phoned, who rallied and marched, who prayed and kept faith - those of you who supported this effort in a thousand small and big ways. Thanks to your concern, commitment, and effort, 48 formerly homeless men and women will no longer be victims of discrimination but will be able to live in their own homes with dignity.

We give thanks for all of you who accompanied Project HOME on this long journey home. And we give thanks for the grace that leads all of us home.

Project HOME remains deeply committed to social and political advocacy. The work continues today as we advocate for just and humane public policies on the local, state, and federal levels. Please join us in the current fight to protect access to General Assistance, a cash benefit that helps vulnerable Pennsylvanians meet their basic needs. It is at risk of being eliminated and your Pennsylvania elected officials need to hear from you. Visit

projecthome.org/advocacy to take action on this and other critical issues.



I Am Project HOME

TYESHA HIGHTOWER

early six years ago, Tyesha Hightower had graduated as a medical assistant and was looking for work in North Philly, where she grew up. She applied for a job at Project HOME's first health clinic, on 24th and Berks in the old St. Elizabeth's rectory, which was serving as our community center. The night before the interview, not knowing anything about Project HOME, she visited the address and sitting on a step across the street was a familiar face, Ms. Helen Brown. Ms. Helen was so excited



about Tyesha applying for the job, because she was from the neighborhood, that she gushed about Project HOME's mission and said, "Come on over Tyesha, we need you." Tyesha was hired as Project HOME's first medical assistant the very next day. Those early days were tough for people annually. From the very beginning, Tyesha felt like she was part of a family where everyone was learning and growing together. "They support you in every step," she says.

It was through Project HOME that Tyesha was able to buy her first home in the neighborhood, something for which she's so grateful. She tries to pay that gratitude forward by showing her patients what's possible for them, but she also recognizes what they're going through. "They've been living in this area and around this neighborhood with this doubt all their life." This is the reason Tyesha goes above and beyond for her patients, making sure they've got the right food to eat and even hosting a class every Thursday that's a safe space for everyone in the community, not just patients from Stephen Klein Wellness Center. Through this class, called 'Coffee and Conversation,' Tyesha has seen firsthand the beauty and impact of her work. One woman who comes to the class, named Kim, deals with mental illness and homelessness. "Kim is a person, she doesn't get respected on the streets, people ignore her," Tyesha says. "She comes to this place, she feels so safe, people respect her, they ask her opinion."

It was Project HOME's mission that brought Tyesha to our clinic, and she receives daily motivation from her co-workers, like Lisa Greenspan, director of nursing at Stephen Klein Wellness Center. "Lisa is my inspiration because of the care and love and support and patience she shows for every patient." Tyesha's learned from Lisa and other co-workers that it's not just healthcare they provide at the SKWC, it's holistic healing for every person who walks through their door. "I wanted to be something positive in my community and I wanted to help my own people," she says, and every day Tyesha works to be the change that she wants to see in her community.

Tyesha Hightower, medical assistant supervisor working with a patient at Project HOME's Stephen Klein Wellness Center in North Philadelphia

the health clinic, but Tyesha was up to the challenge. "We were seeing patients in this old rectory," she explains, "We didn't have exam rooms, but we would see anybody who walked in." Back then the clinic had about 300 patients; today the Stephen Klein Wellness Center (SKWC), which opened in 2014 at 2144 Cecil B. Moore Avenue, serves over 4,000

Project HOME Books

YOUR NEW ONLINE DESTINATION FOR BOOKS!

Ilen, a resident at 1523 Fairmount Avenue, has always had a talent for working with computers. And he's an avid reader. John, from Francis House of Peace, recommends books to everyone he talks to – and often finds them a copy!

John and Allen are the first two employees of Project HOME Books, a new program designed to bring job opportunities to our residents.

While the bookstore business may not seem like a growth industry, people are buying and reading books more than ever, but their purchasing habits have changed – leaving an opening for a non-profit like ours to create jobs for our residents. We collect book donations from anywhere and everywhere, and then sell them online to readers all over the world.

"The support of our community for this program, in the form of donating their own books and organizing book drives is really giving us energy," said Nic Watson, director of social enterprises at Project HOME, who has worked in the book business before.

The project has already collected and sorted about 14,000 books and plans to have at least 25,000 by the time it launches in August.

Allen is enjoying every moment of this new adventure. "So far, we're having a lot of fun learning how to identify the right books to sell online," says Allen.



Project HOME Books How to Help:

😫 DONATE

Drop books off at
HOME Spun Resale Boutique



Get friends/coworkers/students to donate: NicWatson@projecthome.org (215) 309-5240

Like books? Sign up on our website! http://bit.ly/2HhLSPD



1523 Fairmount Avenue Philadelphia, PA 19130 Phone: 215-232-6322



1515 Fairmount Avenue, Philadelphia, PA 19130

Our Mission

The mission of the Project HOME community is to empower adults, children, and families to break the cycle of homelessness and poverty, to alleviate the underlying causes of poverty, and to enable all of us to attain our fullest potential as individuals and as members of the broader society.

Our Residences

- 1515 and 1523 Fairmount Avenue
- Connelly House, 1212 Ludlow Street
- Francis House of Peace, 810 Arch Street
- Gloria Casarez Residence, 1315 N. 8th Street
- Hope Haven I/II, 2827-28 Diamond Street
- James Widener Ray Homes, 2101 W. Venango
- JBJ Soul Homes, 1415 Fairmount Avenue
- Kairos House, 1440 N. Broad Street
- Kate's Place, 1929 Sansom Street
- Rowan I, 2729-A W. Diamond Street
- Rowan II, 1901 N. Judson Street
- Ruth Williams House, 2415 N. Broad Street
- Sacred Heart Recovery Residence, 1315 Hunting Park Avenue
- St. Columba, 4133 Chestnut Street
- St. Elizabeth's Recovery, 1850 N. Croskey Street
- Women of Change, 2042 Arch Street

Support Services & Programs

- Adult Education, Employment & Arts
- Neighborhood Services
- · Advocacy and Public Policy
- Healthcare Services
- Honickman Learning Center and Comcast Technology Labs
- Hub of Hope
- Outreach Coordination Center
- Personal Recovery Services
- Resident Alumni Program
- Stephen Klein Wellness Center
- Volunteer Program

Businesses

- HOME Spun Resale Boutique, 215-232-6322
- HOME Made Products, 215-232-7272, ext. 3023

Administration

215-232-7272

Homeless Outreach Hotline 215-232-1984

Human Resources Hotline 215-232-7219, ext. 5200

www.projecthome.org



Union Bug

NONE OF US ARE HOME UNTIL ALL OF US ARE HOME ®



Honickman Learning Center and Comcast Technology Labs students Imani and Grace hug on stage at Project HOME's 30th Anniversary Gala.

A copy of the official registration and financial information may be obtained from the Pennsylvania Department of State by calling tollfree, within Pennsylvania, 800-732-0999. Registration does not imply endorsement.