

UNTIL ALL OF US ARE HOME



CELEBRATING 30 YEARS AT PROJECT HOME

“Overcoming poverty is not a gesture of charity.
It is an act of justice.
It is the protection of a fundamental human right,
the right to dignity and a decent life.”

NELSON MANDELA



April 16, 2019

Dear Friends,

One of the deepest yearnings of all persons is for home. It is a yearning that is at the heart of what it means to be human.

Over the past thirty years, we at Project HOME have learned many lessons about the meaning of home. Home is more than four walls. Home is a place of grounding, from which we can develop a secure sense of self and from which we can grow, develop our gifts, and achieve our fullest potential.

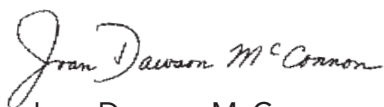
Home is a sanctuary where we can come to know ourselves in our deepest, most intimate depths. Home is also a place of dignity – it is the place we belong, and therefore it expresses a fundamental truth of our humanity: that we belong, that we deserve to belong.

Through the experience of home, we come to recognize that what unites us is far greater than what divides us. Which is why we assert, as the core vision of Project HOME, “None of us are home until all of us are home.”

This is what brings us to this celebration tonight. It is this shared vision of home that has made possible the success of Project HOME over these past three decades. We rightly celebrate nearly 900 units of housing, marvelous education and wellness centers, the thousands of lives transformed, and the community renewal we experience in North Philadelphia. But we also give thanks for an amazing community of people who, from all walks of life and all parts of society, have come together to discover our common human bonds and to work together toward a more just and compassionate society.

We will continue our common journey home. And that means we will keep reaching out to those who are still without home. We will continue to share our energies and talents, our vision and our hope, so that the circle of home expands, and as it does, we all become more fully human.

Gratefully,



Joan Dawson McConnon
Associate Executive Director



S. Mary Scullion
Executive Director

Community, Achieve, Evolve, Tzedakah

For almost 25 years, the vision, time, generosity and leadership of Lynne and Harold Honickman has been pivotal in Project HOME's growth and success. Most significantly, their leadership greatly enhanced our belief in "the transformational power of education as crucial to addressing the degradation of homelessness and poverty." The Honickman Learning Center and Comcast Technology Labs stands as a beacon of opportunity for education and workforce development for children and their families.

Lynne and Harold instantly understood and embraced our mission. They became personally involved by contributing to a community in which each person can flourish. In laying the foundation for the Honickman Learning Center and Comcast Technology Labs, they believed, as we do, that what was at stake was not only the precious lives of young children who deserve a better chance, but the moral barometer of our society.

One of our fondest memories was in 2013 when the staff, neighbors, and program participants at the Honickman Learning Center and Comcast Technology Labs threw a festive party for Harold's 75th birthday. At one point, several dozen of the young children from the Learning Center programs surrounded Lynne and Harold, exuding affection and excitement. Hugging the children, Lynne and Harold beamed in delight.

Were we to abide by the economic fault lines of our society, this beautiful moment might never have happened. The world of Forbes 400 and children from one of the city's poorest neighborhoods came together in that moment; a family who worked the American dream with tremendous success, and young people who, without opportunity, might never have a chance at the American dream.

Lynne and Harold have been leveraging opportunities for decades now, investing their resources to enhance the quality of life for thousands of people in the greater Philadelphia area. Among the most highly respected and highly influential philanthropists in our region, they have left their mark in the fields of health, education, the arts, and fostering Jewish heritage. But one of their deepest commitments has been to fellow Americans who struggle with poverty and homelessness.

The cornerstone of the Honickman Learning Center and Comcast Technology Labs is engraved with the words *Community, Achieve, Evolve, and Tzedakah*. These words capture their aspirations for the children, but also point to their deep Jewish faith. Lynne and Harold absorbed the value of *tzedakah*, which though commonly translated as "charity," has the richer meaning of justice.

Anything built on this cornerstone will last a long time.



HONICKMAN LEARNING CENTER

Happy Birthday,
Miss Lynne!



Happy Birthday,
Miss Lynne!



Happy Birthday,
Miss Lynne!



Happy Birthday,
Miss Lynne!



Happy Birthday,
Miss Lynne!



Happy Birthday,
Miss Lynne!



The Vision of Project HOME

None of us are home until all of us are home.

The Mission of Project HOME

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. We strive to create a safe and respectful environment where we support each other in our struggles for self-esteem, recovery, and the confidence to move toward self-actualization.

Project HOME achieves its mission through a continuum of care comprised of street outreach, a range of supportive housing, and comprehensive services. We address the root causes of homelessness through neighborhood-based affordable housing, economic development, and environmental enhancement programs, as well as through providing access to employment opportunities; adult and youth education; and health care.

Project HOME is committed to social and political advocacy. An integral part of our work is education about the realities of homelessness and poverty and vigorous advocacy on behalf of and with homeless and low-income people for more just and humane public policies.

Project HOME is committed to nurturing a spirit of community among people from all walks of life, all of whom have a role to play in making this a more just and compassionate society.

The Values of Project HOME

The work of Project HOME is rooted in our strong spiritual conviction of the dignity of each person.

We believe that all people are entitled to decent, affordable housing and access to quality education, employment, and health care.

We believe in the transformational power of building relationships and community as the ultimate answer to the degradation of homelessness and poverty.

We believe that working to end homelessness and poverty enhances the quality of life for everyone in our community.

We believe that the critical resources entrusted to us to achieve our mission must be managed honorably and professionally.



Project HOME's 30th Anniversary

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Responses received thru March 13, 2019

“The ache for home lives in all of us,
the safe place where we can go as we are
and not be questioned.”

MAYA ANGELOU

SETTING OUT ON THE JOURNEY







The Early Years

All journeys start somewhere. Our journey home started on the streets where we met amazing people. Project HOME was born in relationships that had been formed amidst profound social deprivation and marginalization.

For our first few years, as a small, scrappy nonprofit with minimal resources, we were able to offer short-term emergency shelter to many of the most vulnerable men who were chronically homeless in Center City Philadelphia. But from the beginning, we knew that shelter was not the answer to homelessness.

Our journey home started on the streets where we met amazing people
Hope Haven residence, circa 1990

Reaching Out, Making Connections

He was perhaps one of the most broken people we had ever met. Hunkered down in a rough lotus-style position on the sidewalk on Sansom Street, Joe was certainly one of the most difficult to reach. He sat in stony silence, a blank look in his eyes, a shell of a person who had been battered by mental illness, addiction, and trauma from his experiences of Vietnam. Most nights, he barely acknowledged the presence of outreach volunteers who checked on him and brought offerings of coffee and food.

As winter bore in that first year, we were able to secure an abandoned locker room of a recreation center in South Philly to use for our first shelter. We had shared the plan with many of the men we knew, and, as we developed trust and friendship over time, they were primed to come in. But Joe...

Night after night, we came, we told him the van is down the street, he is welcome. Night after night, the same shell-shocked blankness, painful to observe.

Then one night, he stood up and walked silently to the van. A sliver of light had pierced the deep woundedness. The slow persistence of care had sparked hope and possibility.

1989:

The Night Winter Coalition operates a short-term emergency winter shelter for men. Many of the men moved on to treatment and supportive residences. From that work, the non-profit organization Project HOME was formed based on the solution to homelessness: Housing, Opportunities for Employment, Medical Care and Education.

1990-1991:

Project HOME operates two more short-term winter shelters for men.

1990:

The Outreach Coordination Center moves from Women of Hope to Project HOME to coordinate street outreach efforts throughout the City of Philadelphia.

1990:

Our first transitional residence for men opens on Diamond Street (later called Hope Haven).

1991:

The Crossing, a transitional residence, is opened.

“We knew their names.
And we knew that,
despite the social stigmas
that branded them as beyond
help and as social pariahs, they
had stories, lives, gifts, and
potential. We sought to
create a place where that
potential could turn into
reality. ... And the men came
in. They formed a home, a
community, and they
encouraged each other to take
positive steps in their lives.”

PROJECT HOME NEWSLETTER
WINTER 2014



Tackling Obstacles, Opening Doors

The building was just what we were looking for. The beautiful solidly built four-story structure (originally a casket factory and later a furniture display warehouse) would serve perfectly as our first permanent housing residence for many of the people we had been working with who still needed to permanently break the cycle of homelessness with a place of their own.

It would be a challenge – securing financing, housing vouchers, permits. We even anticipated the usual protests from some in the neighborhood, an inevitable part of developing housing for people with special needs.

But we didn't expect the intense organized campaign to keep us out of the neighborhood. For the next five years, we were fighting in courtrooms, in government offices, in the streets, and in the halls of public opinion. The struggle to "free 1515" became more than just an effort to secure this building for our use – it became a fundamental assertion of human rights and human dignity.

A few weeks after 24 members of our community and supporters of fair housing engaged in civil disobedience to highlight the urgency of the issue, and on the brink of an appeal to the U.S. Supreme Court, our legal effort was vindicated with a fair housing decision in our favor. 1515 would soon be free, and 48 people would soon walk into homes of their own.



1992:

Project HOME opens two residences for people with mental health issues: Kairos House (transitional) and In Community (supported independent living).

1992:

We begin counseling, job training, and recovery programs.

1993:

The St. Elizabeth's Recovery Residence opens, providing supports to men in recovery from substance dependence with a history of homelessness.

1994:

After four years of litigation, Project HOME wins the right to provide housing at 1515 Fairmount Avenue.

“1515 Fairmount Avenue is finally free and soon will open its doors to provide a home for 48 remarkable men and women. But the struggle will continue to overcome fear, prejudice, and exclusion, and to create a truly human community where each person’s dignity and gifts are celebrated and welcomed. Only then will all of us be free. Only then will all of us be home.”

SISTER MARY SCULLION

speaking at a press conference
announcing the fair housing ruling that
ended opposition to
1515 Fairmount Avenue,
June 15, 1994

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Getting to the Roots



Ms. Helen Brown

From the moment we met her, we knew that Helen Brown was a force of nature – but also a force of love and care for people. Helen, along with Chis Whaley and Priscilla Bennett (Ms. T), worked tirelessly to engage the people in the neighborhood.

Ms. Helen first welcomed Project HOME into the St. E's neighborhood, her home for over thirty years, when we sought to open a recovery residence in 1992. In a few years, with her vision, leadership, and energy, we embarked on a comprehensive community development plan in this, the poorest zip code in Philadelphia. Her initial proposal seemed at first hardly sufficient to meet the challenges: forming a youth drill team. But she knew what the kids – and the whole community – needed, and how the North Philly Footstompers would usher in the rhythms of transformation.

What ensued over the next two decades was truly astonishing: greening vacant and trashed lots; developing affordable homes for low-income families; strengthening local businesses; working with police to enhance neighborhood safety; developing the Honickman Learning Center and Comcast Technology Labs (2004) and the Stephen Klein Wellness Center (2015). Our community work representing a profound deepening of our mission: both empowering people to break the cycle of chronic homelessness, and also getting to the roots to prevent future homelessness.

When Ms. Helen passed on September 5, 2018, she left an enormous hole in the hearts of her North Philadelphia community. But it has also left an astonishing legacy of the power of community – a diverse community of people working together to achieve a common vision: a whole generation of youth getting a college education, neighborhood adults improving work skills and getting jobs; working poor families finding stability in new homes; neighbors coming together to solve problems and make improvements; and a sense of hope and pride.

1991:

Seeds of Hope program opens in the Diamond Street neighborhood. This was our first after-school program, where we offered an after-school snack and read stories to kids in a safe environment.

1995:

Project HOME begins to participate in The Philadelphia Plan, partnering with Crown Cork & Seal to do comprehensive community development.

1998 – 2010:

Over fifty rehabilitated homes are developed and sold to first-time homebuyers.

“We have long recognized that the phenomenon of homelessness is really the tip of the iceberg of a greater and more complex social crisis: the economic and social disenfranchisement of poor communities. A comprehensive effort to rebuild and revitalize vulnerable communities is one critical way of getting to the roots of homelessness.”

PROJECT HOME NEWSLETTER
SEPTEMBER 1995



“Compassion is not a relationship between
the healer and the wounded.
It’s a relationship between equals.
Compassion becomes real when we recognize
our shared humanity.”

PEMA CHÖDRÖN

THE WIDENING CIRCLE







The Past Five Years

All along the way, the challenges have been daunting – the sheer brokenness of so many people beaten down by poverty, addiction, mental health, trauma, and alienation; the systemic forces of economic inequities and failing social systems continually feeding the pipeline of homelessness; the neglect and dysfunction of political systems; the persistent stigmas and myths.

But also along the way we have witnessed countless stories of transformation, of people from the margins becoming leaders, of young people exceeding expectations, of neighbors coming together and replacing despair with hope. Driven by that hope, we persisted – and our community expanded. We were blessed by what our friend Jon Bon Jovi so aptly termed “the power of We.”

Just in the past five years, we have made great strides. We see the results when people come together with shared commitment and conviction. The goal of a city where chronic homelessness is a thing of the past, is within reach. Home is on the horizon.

A Place to Call Home

Move-in day at Ruth Williams House at the Gene & Marlene Epstein Building, Project HOME's brand-new permanent housing facility. Rashawn is accompanied by Project HOME Residential staff as they take the elevator to the third floor. They arrive at Room 408, to find the door decorated with a large ribbon and bow, like a package ready to be opened. Filled with a mixture of excitement, amazement, and even some fear, Rashawn opened the door and entered the spacious, furnished efficiency apartment (complete with a gift basket of household supplies). After a stunned silence, the tears flowed, followed by hugs. "This is really my home!" Rashawn repeated several times.

It's an increasingly familiar scene – but always powerful and moving. After many years of welcoming people home, we could make the case: Permanent supportive housing works. It's a concrete, proven, cost-effective solution to a problem many thought could never be solved. And the success bred new supporters, new strategic partnerships, all under Jon Bon Jovi's banner of "Because We Can." Those men and women who had survived years on the streets and made the hard journey of recovery and putting shattered lives back together deserved no less.

Since 1990, thousands of Project HOME residents have been given the key to their own front door. And those words never get old: "This is really my home!" We hope to hear them again and again.

2018, Rashawn, participant in the Young Adult Program, moves in to his own apartment at Ruth Williams House at the Gene & Marlene Epstein Building

2000:

Construction at Rowan Homes Judson is completed, and the new residence opens, providing housing and services to 31 homeless families.

2004:

Kate's Place opens (144 units).

2010:

Connelly House opens (79 units).

2012:

James Widener Ray Homes opens, the first Project HOME capital investment of Raynier Institute & Foundation (53 units).

2013:

Betty Moran establishes the Elizabeth R. Moran Fund at Project HOME, enabling significant expansion and renovation of Project HOME housing.

2014:

JBj Soul Homes opens (55 units).

2016:

Francis House of Peace opens (94 units).

2018:

Ruth Williams House at the Gene & Marlene Epstein Building opens (88 units).

2019:

Gloria Casarez Residence opens (30 units).

"I am thankful every day
when I turn the key and walk
into my own home. I feel peace.
I feel safe. I feel serenity. ...
Since I arrived here, I have been
able to pursue training to help
others in their recovery process
the same way I was helped.
To put others before ourselves
is a beautiful thing. It gives me
so much joy that I am able to
do that now."

BONITA

speaking at the Grand Opening of the
Ruth Williams House at the
Gene & Marlene Epstein Building
on April 23, 2018



Building Futures: The Power of Education

Jessica looked strong and assured as she stood at the podium. Looking at the crowd of recent high school graduates, she told them she understood their feelings of apprehension about the future. But she also wanted to encourage them through her own story. “I have come a long way,” she told them, “and I am proud of the person I am becoming.”

A critical part of her journey was the Honickman Learning Center and Comcast Technology Labs (HLCCTL), which she discovered in her early high school days – especially the College Access Program. She was a trailblazer in the new program, established in a community where for decades a college education was little more than a pipe dream. Now, she stood before the latest class, with her Masters in Social Work from the University of Pennsylvania, a role model, a living witness of new possibilities.

Jessica’s story is powerful and extraordinary, but the best news is that such a story is becoming less extraordinary. Since the inception of the College Access Program in 2009, 76 young people have graduated from college or are currently in college, with dozens more high schoolers joining the program each year. It is nothing short of a culture shift – peers, families, and neighbors know in a new way that a brighter future is possible. As these young people succeed, given opportunities and resources to do so, it is a brighter future for all of us.



Jessica speaking at the HLCCTL
to recent high school graduates

2004:

The Honickman Learning Center and Comcast Technology Labs opens under the leadership of Lynne and Harold Honickman in partnership with Aileen and Brian Roberts and Comcast

Key Achievements:

- K-12 students participate in a Science, Technology, Engineering, Art and Math (STEAM) after-school enrichment curriculum
- Competitive Middle School and High School Robotics Teams
- Over 60 teens completed paid internships during Summer 2018
- 100 teens enrolled in College Access Program during 2018
- College Access Program alumni have obtained 37 higher education degrees, including two master's degrees

Annually, nearly 1,000 adult learners participate in:

- Certification trainings in ServSafe and A+
- Computer training
- Job search and resume workshops
- Job fairs
- Benefits and tax assistance
- One-on-one tutoring

"We refuse to accept
second-class citizenship for
anyone. We dare to believe our
kids deserve the best.
We see in them tremendous
potential."

PROJECT HOME NEWSLETTER
SPRING 2013



Health and Dignity

When Loretta first came through the doors of Project HOME's health clinic, she brought with her a complex blend of issues. As if having asthma, diabetes, and dealing with high blood pressure weren't enough, she also had to deal with her background of poverty, homelessness, and addiction. Loretta was a resident of Project HOME's Rowan Homes but in her strained economic situation, she had run out of medication and had no health insurance. "They treated me with compassion and dignity," she remembers, "they didn't just give me medicine and push me out the door. And they gave me the resources I needed to really stay healthy, like nutrition classes and a dietician I could talk to."

Loretta had never experienced health professionals who were committed to treating the whole person, including the stress and struggle that came with her social circumstances – and as much as the medication and healthcare services, she attributes her health improvement to the affirmation and empowerment she received.

A few years later, recognizing the extent of the community's healthcare needs, Project HOME in partnership with Jefferson's Family Medicine department – Dr. Lara Weinstein, Dr. Jim Plumb and Dr. Richard Wender and tireless Project HOME leaders including Monica Medina McCurdy, S. Anne Kappler, Janet Stearns, along with philanthropist Stephen Klein and Trustee Glenn Shively – expanded our healthcare services by developing the Stephen Klein Wellness Center, rooted in a vision of patient-first, community-rooted wellness, health education, and trauma-informed healthcare – located in one of the poorest zip codes in the city.

So when the opportunity to work at the Wellness Center as a Community Health Worker presented itself, Loretta jumped at the chance. She recognizes that her role is as critical to promoting quality healthcare as the role of medical professions. As someone rooted in the community, she could convey the spirit of hope and empowerment to others with the unique health challenges related to poverty. Loretta is committed to the work – which she describes as accompanying people on their journey to health and wholeness – because she knows that, as we can bring healing to our most vulnerable people, our society as a whole is on the way toward healing.

1990:

Project HOME began working with Jefferson Hospital on health care access for low-income neighbors in North Philadelphia.

1995:

We opened a free neighborhood health clinic in partnership with the Independence Foundation.

2016:

The 28,000-square-foot Stephen Klein Wellness Center opens to expand comprehensive, integrated healthcare services to a low-income North Philadelphia neighborhood.

“We have learned the centrality of self-esteem, dignity, and meaning as part of each person’s health.


We have come to see that community and relationships are critical components of human health and wholeness.

Just as poverty itself is a health crisis, we see that health must have a communal dimension. ”

PROJECT HOME NEWSLETTER

OCTOBER 2010



A low-angle, upward-looking photograph of a wooden structure, possibly a bridge or a large sculpture, with many white ribbons tied to its beams. The ribbons are blowing in the wind, creating a sense of movement. The background is a clear blue sky with some light, wispy clouds. The wooden structure is made of dark brown beams, and the ribbons are white, creating a strong contrast.

“We believe Pope Francis will bring us a message of hope, and that he can inspire us in the work of ending homelessness and poverty in our city. But, beyond September 27, we must do the work of turning that hope and inspiration into concrete reality.”

SISTER MARY SCULLION

Philadelphia Inquirer, September 17, 2015

Undoing the Knots: Mercy and Justice

The papal entourage seemed to be passing by, but then it slowed down – and came to a stop. The aged pontiff carefully excited his vehicle and walked toward the large art installation next to the Cathedral. He stopped in front of the Knotted Grotto, from which hung over 150,000 cloth knots, each bearing a prayer, a hope, a need, a struggle, a “knot” in someone’s life that needed freeing. Pope Francis embraced Sister Mary, then quietly raised his hand in blessing to the grotto and all the wounds and wonders of humanity that it represented.

The Knotted Grotto was an integral part of the Mercy and Justice Campaign, which, through most of 2015, sought to raise issues of poverty, hunger, and homelessness in light of the visit of Pope Francis, who had become a leading global figure for the cause of mercy, compassion, and the urgency to meet the needs of vulnerable sisters and brothers around the world. A coalition led by Sister Mary Scullion and the Project HOME community brought these issues to the forefront throughout the Philadelphia region. Over \$1.4 million was raised for a special Francis Fund; tens of thousands of letters flooded offices of Congress.

But the Knotted Grotto came to symbolize perhaps the most important message of the campaign: that we become more fully human when we recognize that we all have struggles, and the sharing of those struggles is critical to our healing – as people and as society.

The frame of the Knotted Grotto stands now in the courtyard of Francis House of Peace, our permanent housing facility opened months after the papal visit. Tens of thousands of the knots are now part of a gorgeous art exhibit in the lobby of the Ruth Williams House at the Gene & Marlene Epstein Building, opened in 2017. The knots themselves have become a signpost on the journey home.



Sister Mary Scullion and Pope Francis

The Mercy and Justice Campaign

The **Francis Fund** raised over \$1.4 million to support a range of ministries throughout the Philadelphia region serving the most vulnerable and needy persons.

The **Mercy and Justice Campaign** generated over 20,000 letters to Congress from around the country, urging legislators to Knotted Grotto.

“In every community
there is work to be done.
In every nation there are wounds to heal.
In every heart
there is the power to do it.”

MARIANNE WILLIAMSON

NEW CHALLENGES NEW SOLUTIONS







Making the Impossible Real

By the early 1990s, homelessness was widely seen as an inevitable part of the urban landscape. Whether it was the depth of wounds of those on the streets, the perennial scarcity of resources, or the intractable economic and political realities, it was naïve to seriously think this was a social crisis that could be “solved.”

Today, we not only believe – we insist that chronic street homelessness can be effectively solved. And that belief has become infectious, which has led to many new committed partners and several new initiatives just in the past few years. While we have a grasp of the many complexities, and new challenges such as the opioid crisis, we can build on an amazing track record of success over the past three decades. Tapping into new resources and utilizing targeted strategies, we foresee progress on several crucial fronts – all of which bring us closer to turning our hopes into reality.



January 15, 2019- Construction Kick-Off of Maguire Residence in Kensington
42 apartments for formerly homeless individuals committed to recovery

Hospitality and Hope

Much of what happens in the Hub of Hope is simple – a shower, a change of clothes, a cup of coffee, a spell of rest in an atmosphere of kindness. These are the first small but valuable steps in restoring dignity and shedding light on real possibilities. Through the door comes deep trauma and hopelessness. Just inside that door is a spirit of hospitality, an offer of relationship and friendship, an affirmation of each person’s dignity, and a critical point of access.

After six years as a seasonal winter initiative which had succeeded in helping hundreds of people transition off the streets, Project HOME partnered with the City of Philadelphia and SEPTA to develop a permanent, year-round Hub of Hope. Located in Center City’s Suburban Station concourse – close to where many people experience chronic homelessness – the Hub is a point of entry offering guests coordinated onsite services: healthcare, case management, recovery activities, and connection to short-term housing.

Committed staff, volunteers, and peer case aides make sure those services are rooted in support, encouragement, affirmation, and hope. And in its first year, we have already seen the fruits: former guests of the Hub are breaking the cycle of homelessness. They are demonstrating hope in action.



The Hub of Hope, an assertive new strategy in responding to street homelessness

In 2018 at the Hub of Hope:

- 65,000 visits from approximately 3,000 different people
- 1,700 showers by over 570 individuals
- 850 loads of laundry
- 700 placements into shelters, safe havens, treatment programs, and respites
- 180 participants have received physical and mental health services

"The Hub gives people hope. People can come get coffee, and they can laugh, joke, and be themselves. It lifts their spirits because people do care. When I was out there, that's what the Hub did for me. It gave me strength to go on."

MICHELLE

former guest and now employee
at the Hub of Hope



The Road to Recovery

The scene could almost be out of Dante's Inferno. But this is real life. Dozens of people in shabby tents or other makeshift semi-dwellings, encamped under the bridge, their environs trashed and chaotic. Even their cold lodgings were not as chaotic as the lives of these men and women, in the grips of a relentless and deadly addiction, mired in desperation, living on a thin edge of survival that could give way one day to a bad dose or a dirty needle.

Katie knew that scene painfully well. But now she knows another scene: her beautiful efficiency apartment at Project HOME's JBJ Soul Homes residence. With years of strong recovery, she uses that home as a base for outreach to other addicts, including many of those still on the streets of Kensington. Katie embodies a hope that is desperately needed for so many others and for the general public: healing and transformation are possible.

The national opioid crisis is the latest vicious face of addiction. We are working at ground zero in Philadelphia – the Kensington neighborhood – to make that hope and transformation more concrete in response to the burgeoning opioid epidemic. With new housing and supports, as well as renewed energy and urgency, we look ahead for yet more stories of healing.



Emerald Street homeless encampment in Kensington, 2019

Katie at JBJ Soul Homes

2012:

Janet and John Haas begin the Haas Initiative for Integrated Recovery and Employment, tripling annual job placements among Project HOME residents.

2017:

PA Center of Excellence (COE) status awarded to Pathways to Housing PA, Project HOME Healthcare Services and Prevention Point Philadelphia to allow Medication Assisted Treatment of opioid use disorder.

2019:

Sacred Heart Recovery Residence opens for people seeking recovery (providing 62 new recovery-focused beds).

Late 2019:

Maguire Residence – recovery-focused permanent supportive housing in the heart of Kensington (42 apartments) is scheduled to open.

2020:

Peg's Place will add another 40 affordable homes in North Philadelphia.

2021:

The Entry-Level Recovery Residence in Kensington will open, providing 62 units of housing for people beginning their recovery.

“We need to pay attention to the dire headlines and come to grips with the seriousness of the opioid crisis. But we also need hope – the kind of hope embodied by: Katie, who shows the living power of recovery; the staff at the Stephen Klein Wellness Center, Center of Excellence, whose tireless and compassionate efforts to provide healing are having a real impact; and policy-makers who overcome partisan divides to forge real solutions that benefit our society.”

PROJECT HOME NEWSLETTER
SPRING 2017



Coming Home with Dignity



Gloria Casarez

As a young, dynamic, and talented student organizer in the late 1980s, Gloria Casarez was a vital partner with Project HOME in advocating for justice and dignity for people experiencing homelessness and poverty. The scrappy program she started, Empty the Shelters, had their first office space in our yet-to-be-developed building at 1515 Fairmount Avenue.

Gloria passed away tragically in 2014 at the young age of 42, after a lifetime of fighting for civil rights for and with marginalized people, especially the LGBTQ community. But her spirit was powerfully present in March, 2019, when the first residents moved into our newest housing: the aptly named Gloria Casarez Residence. It is the first LGBTQ-friendly permanent supportive housing in Pennsylvania.

We had long recognized that the latest wave of new homelessness included many young adults, a high proportion of whom were LGBTQ. Working with youth advocacy and LGBTQ organizations, we began to dedicate new permanent supportive apartments for this very population – in JBJ Soul Homes, Francis House of Peace, and Ruth Williams House at the Gene & Marlene Epstein Building. But we needed to do more.

Speaking at the groundbreaking, Project HOME's Executive Director Sister Mary Scullion said, "Every young adult, regardless of their social status, regardless of their race, gender, or sexual orientation, deserves to be treated with respect. Every young adult deserves a fighting chance – a chance to grow up and face the challenges of the adult world with a stable home – with a place to return to at night and feel safe and protected – a sanctuary as they figure out the adult they want to become. Gloria Casarez believed that. She worked every day to improve the lives of every single member of our city's LGBTQ community."

2015:

Neubauer Family Foundation provides the Neubauer Catalyst for Young Adults multi-year grant to launch our Young Adult Program.

2019:

Gloria Casarez Residence, the first LGBTQ-friendly permanent housing program for young adults in Pennsylvania, officially opens.

Project HOME has over 70 units of permanent supportive housing dedicated for young adults, with over 97 percent maintaining housing stability in the first three years.

"This new home,
Gloria Casarez Residence,
is going to be great, knowing
that 30 other young adults like
myself have a safe haven and
LGBT-friendly housing.
We have a safe place to lay our
heads and know that we have
people around us who are
supportive. And having a
supportive circle is a large part
of why I continue to
have hope now."

JESSIE

one of Project HOME's young adult
residents, speaking at the
December 6, 2017 groundbreaking
for the Gloria Casarez Residence





From Wounds to Healing

Over twenty residents are gathered in the community room at Project HOME's Kate's Place residence in a late afternoon. They have come from a few of our different sites to share a couple of hours of mutual support. It is one in a series of Recovery Cafes, an initiative envisioned and run by several resident leaders. Kim shares wisdom about finding the truth of who you are, despite all the negative voices and experiences. She is animated and passionate as she speaks. Heads nod throughout the room as some common core of woundedness is touched – as is a spark of hope for healing.

As a Project HOME resident on her own journey of recovery, Kim has unique and powerful gifts, as do many of our residents and former residents who are sharing those gifts in leadership roles. They share hard edges of experiences, deep empathy and understanding, a fierce and hard-earned hope that our lives can change. They model perseverance and determination which can be the catalysts for transformation – both personal and societal.

Several residents and alumni sit on our Board of Trustees. A group of residents are part of a core team in our strategic planning process. Numerous residents, as Certified Peer Specialists, provide invaluable support to fellow residents making progress in their lives. Residents share their gifts – and advance our mission – through advocacy, art, the Speakers Bureau, or volunteering.

Those who have deeply felt what it means to be without a home are invaluable guides for all of us on the road home.

“We are always seeking to create a climate in which every member of our community is able to offer his or her gifts to help us achieve our mission. We are especially committed to ensuring that residents’ voices are heard, and that their passion, insight, and skills can be put to work.”

PROJECT HOME NEWSLETTER, SUMMER 2018

Fighting For Those Still on the Outside

Wes arrived at Fairmount Avenue at 6:00 am, ready to help. But he was not ready for what he saw. “I was stunned. The line was already around the block.”

He knew it would be a big crowd, but he hadn’t quite imagined this. Wes, a resident at Project HOME’s Francis House of Peace and a Project HOME Trustee, was going to volunteer as part of the opening day for people to submit applications for our newest residence, which would provide 88 units of permanent housing for homeless, formerly homeless, and low-income people.

Some people had started camping out on Fairmount Avenue two evenings before. Many took time off jobs or missed appointments to be there. By the time doors opened to receive applicants, the line was several blocks long, with hundreds of individuals hoping for the chance for a long-desired decent roof over their heads. It was a snapshot of a part of America that we rarely want to acknowledge – elderly, young, women with children, people in recovery, people with disabilities – all trapped in an economic system that isn’t working, and a housing squeeze that leaves fixed and low-income people in dire straits.

While we develop effective and successful programs, we are committed to addressing the big picture, including the political realities that can either exacerbate the problems or provide critical resources and policies for furthering solutions. For thirty years, we have advocated – in City Council chambers, in the state building in Harrisburg, and in the halls of Congress. Through petitions and letter-writing campaigns, legislative visits and by testifying before elected officials, through public forums and voter registration, sometimes even through picket lines and protests in the public sphere, we do what we can, joining with others to coax the powers that be to work for justice, equal opportunity, and effective human and social services for all citizens.

The work continues.

1990 – 1994:

The “Free 1515” campaign secures fair housing rights for 1515 Fairmount Avenue.

1998:

Project HOME leads the campaign against the Sidewalk Behavior bill to protect human rights and secure new resources.

1999:

“Leadership to End Homelessness” is organized during the city mayoral election.

Since 1999, the Vote For Homes coalition, led by Project HOME, has registered over 19,000 low-income and homeless people.

“We can have legitimate debates about the size or role of government. We can disagree on approaches to and interpretations of our social problems. We can bring our unique perspectives and agendas to the table. But until we can come together around some understanding of a common good that is greater than our individual or factionalized selves, we will remain stuck in partisan sniping and minimal genuine social progress.”

PROJECT HOME NEWSLETTER

JULY 2010



Leadership with Vision

The answers are never simple. Practically every person on the street represents a complex nexus of needs and failed systems – and to empower him or her to return to stability requires multiple interconnected solutions.

Some of the most pivotal points in our history were made possible when private-sector business leaders, moved by a genuine concern for the common good, joined in our mission. Such was the genesis of MPOWER, the Middleton Partnership. Leigh and John Middleton, understanding both the urgency and the complexity of the needs, asked Project HOME what it would take to end and prevent chronic street homelessness in Philadelphia. They then made the largest private contribution to a homelessness non-profit of its time, and forged MPOWER, a public/private partnership of powerful allies, focused on strategic solutions to breaking the cycle of poverty and homelessness for thousands of Philadelphians.

Many talented, committed, and visionary leaders came on board including Janet and John Haas, the Maguire family, Elizabeth Maxwell Moran, the Raynier Institute & Foundation, Jon Bon Jovi, the Honickman Family, and many others. Over the next seven years, remarkable progress was made on all the key fronts: more permanent supportive housing; healthcare services expanded to homeless and low-income people; expanded recovery, employment and education programs for both adults and youth. New strategies targeted especially vulnerable communities with the goal of preventing future homelessness.

Such a partnership was unprecedented – shared vision and passion; public and private investments; targeted strategies using best practices – and as a result, the City of Philadelphia leads the nation in minimizing street homelessness.



MPOWER Partners:

Connelly Foundation
Sheila and John Connors
Gloria and John Drosdick
Pam Estadt and Ira Lubert
Janet and John Haas
Paul and Margaret Hondros
The Honickman Family
JBJ Soul Foundation
Peggy and Harold Katz
Stephen B. Klein
Maguire Foundation
Leigh and John Middleton
Elizabeth R. Moran
Neubauer Family Foundation
Oak Foundation
Raynier Institute & Foundation
Aileen and Brian Roberts
The Harry and Jeanette Weinberg
Foundation, Inc.
A. Morris Williams, Jr.

MPOWER Projects:

2011: James Widener Ray Homes
2012: Haas Initiative for Integrated
Recovery and Employment
2014: JBJ Soul Homes
2015: Stephen Klein Wellness Center
2016: Francis House of Peace
2018: Ruth Williams House at the
Gene & Marlene Epstein Building
2019: Gloria Casarez Residence
2019: Maguire Residence
2020: Peg's Place
2021: Entry-Level Recovery Residence
in Kensington

“These partnerships are critical for securing the funding for capital projects and underwriting the growing support services needed for Project HOME’s growing residential population. But it’s not just about dollars – it’s about changing people’s lives, and money alone doesn’t do that.”

JOHN MIDDLETON

speaking at the March 8, 2016
groundbreaking of Ruth Williams House
at the Gene & Marlene Epstein Building



RUTH WILLIAMS HOUSE

GENE AND MARLENE EPSTEIN BUILDING

2415

NORTH BROAD

HOMEPOWER
RUTH WILLIAMS HOUSE AT THE
GENE & MARLENE EPSTEIN BUILDING
GRAND OPENING

HOMEPOWER
RUTH WILLIAMS HOUSE AT THE
GENE & MARLENE EPSTEIN BUILDING
GRAND OPENING

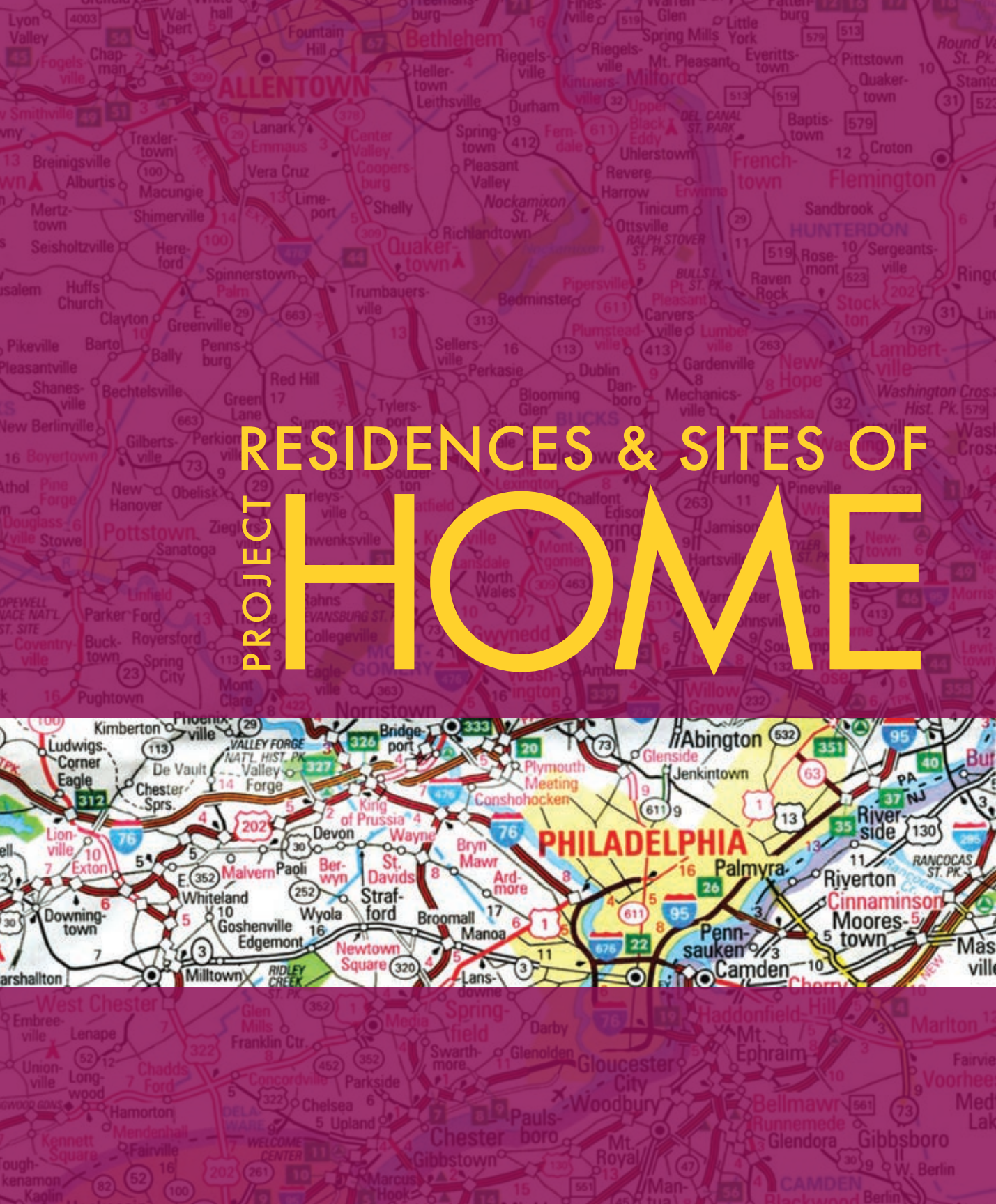
HOMEPOWER
RUTH WILLIAMS HOUSE AT THE
GENE & MARLENE EPSTEIN BUILDING
GRAND OPENING

Locations and Legend:

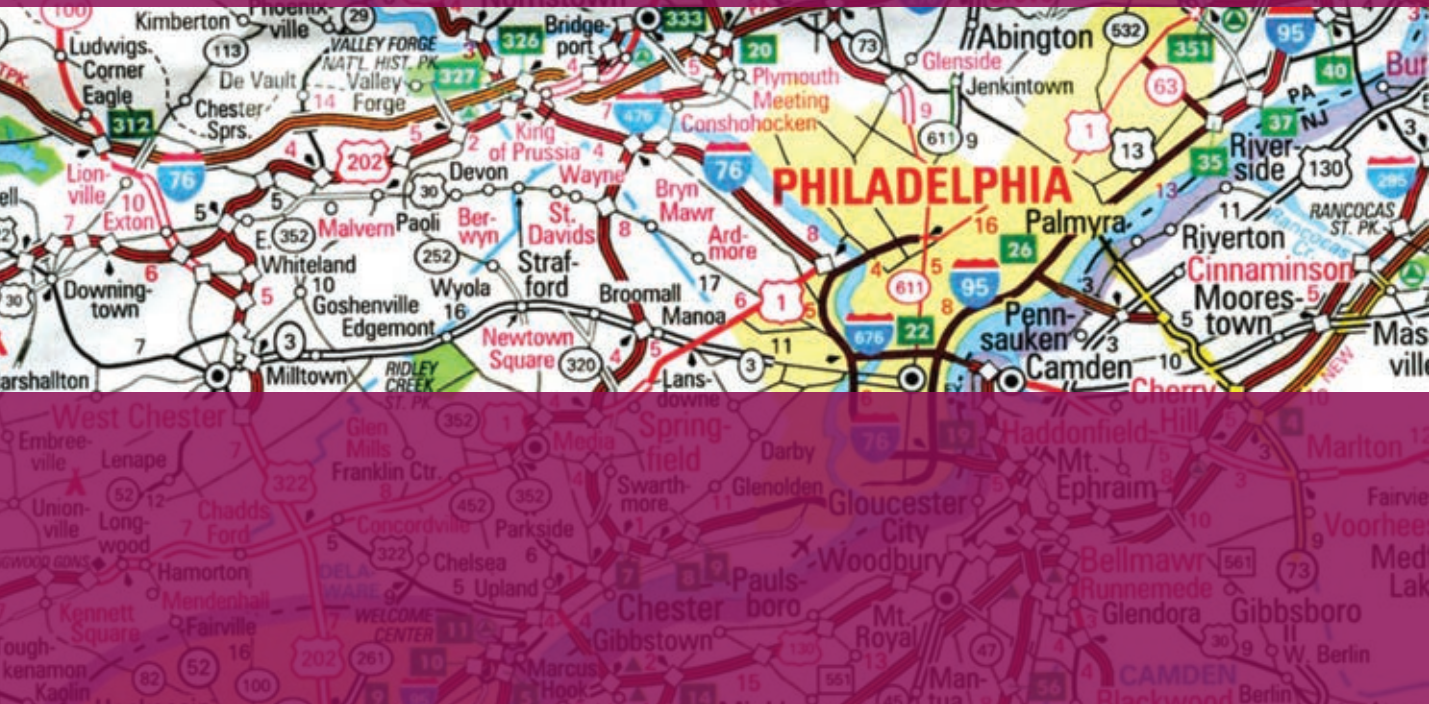
1. **1515 Fairmount Avenue**
(48 units)
Philadelphia, PA 19130
2. **1523 Fairmount Avenue** (6 units)
Philadelphia, PA 19130
3. **Ruth Williams House at the Gene & Marlene Epstein Building** 
2415 N. Broad Street (88 units)
Philadelphia, PA 19132
4. **Connelly House** ●
1212 Ludlow Street (79 units)
Philadelphia, PA 19107
5. **Francis House of Peace** 
810 Arch Street (94 units)
Philadelphia, PA 19107
6. **Hope Haven I and II** (22 units) ●
2827-28 W. Diamond Street
Philadelphia, PA 19121
7. **James Widener Ray Homes** ● 
2101 W. Venango Street (53 units)
Philadelphia, PA 19140
8. **JBj Soul Homes** ● 
1415 Fairmount Avenue (55 units)
Philadelphia, PA 19130
9. **Kairos House** ●
1440 N. Broad Street (36 units)
Philadelphia, PA 19121
10. **Kate's Place** ●
1929 Sansom Street (144 units)
Philadelphia, PA 19103
11. **Rowan Homes Diamond** ●
2729 W. Diamond Street (8 units)
Philadelphia, PA 19121
12. **Rowan Homes Judson** ●
1901 N. Judson Street (31 units)
Philadelphia, PA 19121
13. **St. Columba** ●
4133-9 Chestnut Street (40 beds)
Philadelphia, PA 19104
14. **St. Elizabeth's Recovery Residence** ●
1850 N. Croskey Street (24 units)
Philadelphia, PA 19121
15. **Women of Change** ●
2042 Arch Street (25 beds)
Philadelphia, PA 19103
16. **Stephen Klein Wellness Center** ● 
2144 Cecil B. Moore Avenue
Philadelphia, PA 19121
- Satellite Locations**
- 16a **Prevention Point Philadelphia**
2913 Kensington Avenue ●
Philadelphia, PA 19134
- 16b **Pathways to Housing** ●
5201 Old York Road
Philadelphia, PA 19141
17. **Honickman Learning Center and Comcast Technology Labs** ●
1936 N. Judson Street
Philadelphia, PA 19121
18. **Hub of Hope** ●
16th Street & JFK Boulevard
Philadelphia, PA 19102
19. **Peg's Place** ● 
1301 N. 8th Street (40 units)
Philadelphia, PA 19122
20. **Sacred Heart Recovery Residence** ● 
1315 Hunting Park Avenue
Philadelphia, PA 19140
21. **Kensington Long Term Recovery Residence** ● 
100 E. Lehigh Avenue (62 units)
Philadelphia, PA 19125
22. **Gloria Casarez Residence** ● 
1315 N. 8th Street (30 units)
Philadelphia, PA 19122
23. **Maguire Residence** ● 
1920 E. Orleans Street (42 units)
Philadelphia, PA 19134
24. **Helen Brown Community Center at St. Elizabeth's** ●
1845 N. 23rd Street
Philadelphia, PA 19121
25. **Homeownership Residences** ●
(49 homes)

MPOWER Projects

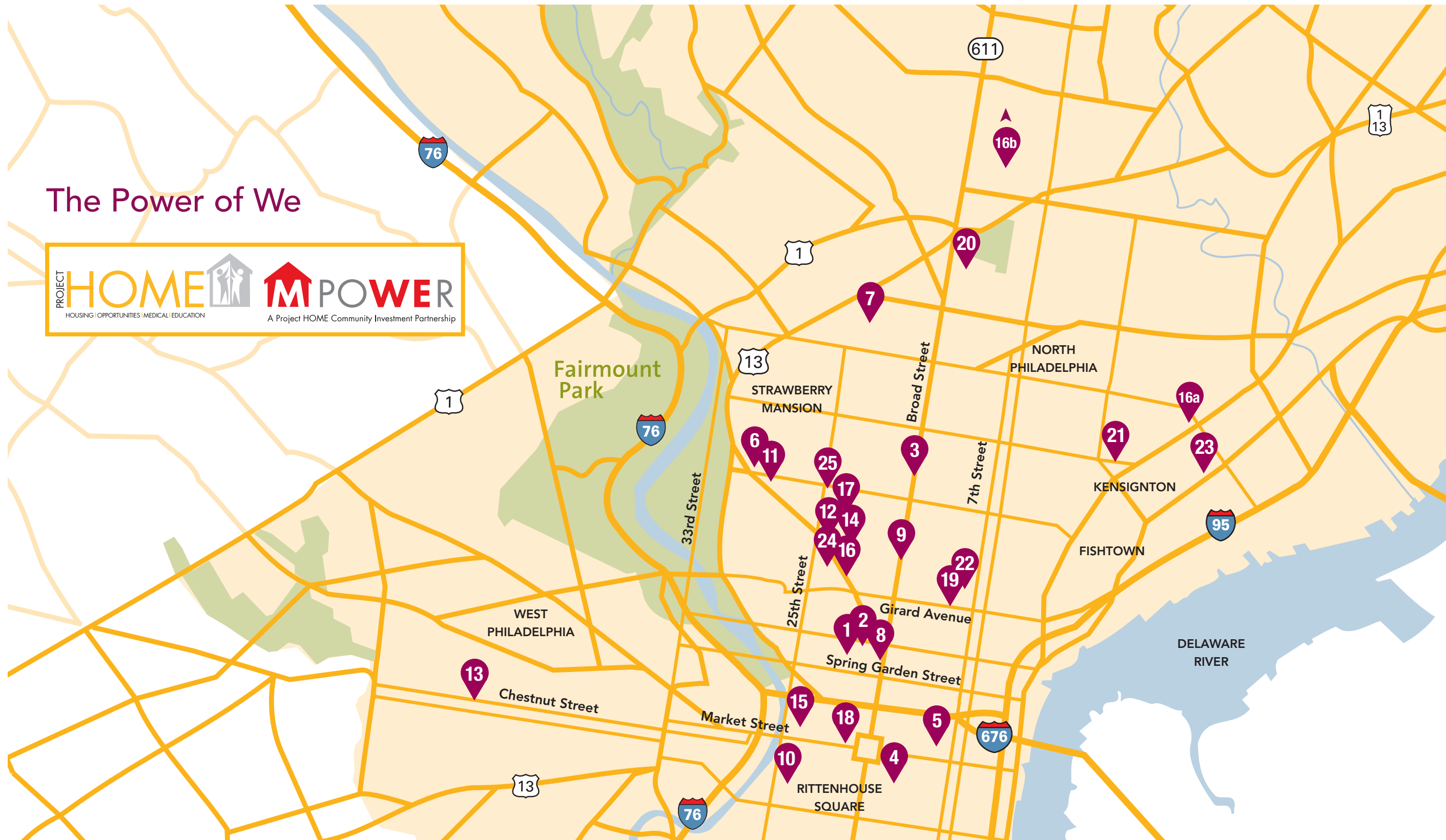
- Current Properties
- Properties Under Construction
- Future Projects
- Homeownership Residences



PROJECT RESIDENCES & SITES OF HOME



The Power of We



“The future belongs to those
who give the next generation
reason to hope.”

PIERRE TEILHARD DE CHARDIN

CONTINUING THE JOURNEY





Gratitude and Recommitment

For thirty years, together, we have defied the odds. Through the Power of We, we have accomplished what many thought was impossible. We have opened the way for thousands of people to come home. In doing so, we have strengthened our city. We have enriched our sense of community and commitment to each other.

Tonight, we celebrate, rightly. We also know that challenges remain. The number of people on the street is low, but even one person is too many. For those who are taking the first steps toward re-stabilizing their lives, we must ensure that affordable housing and support services are in place. For those trapped in poverty and at risk of homelessness, we must re-weave a humane and effective safety net while creating meaningful education and real economic opportunities. We must confront the persistent fears, stigmas, and myths that dehumanize others.

We have a solid foundation to build on, but we need to continue building. May the immense gratitude we feel for all that has been accomplished energize us in the years ahead. We cannot tire in advocating for just and humane public policies that empower every American to live a secure and dignified life. We must commit ourselves daily to fostering a culture in which we recognize that it is in the common good that each of us achieves our fullest potential.

Our ultimate goal is no less than, in the beautiful phrase of Dr. Martin Luther King, Jr., the Beloved Community. May that vision light our way as we continue, together, on the journey home.

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Georgianna Simmons
Gerald Strid
Riki Wagman
Lara Carson Weinstein

We remember and honor our friends who have gone before us

Ms. Helen Brown

Community Organizer, Activist and Mentor

Mikal Cage

Project HOME Resident and Friend to All

Dr. D. Walter Cohen

Project HOME Trustee

Shirley Clinkscales

Project HOME Resident and Artist

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One of the Founding Residents of Project HOME

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Cliff Rich

Beloved Resident at Connelly House

Gerry Roberts

Beloved Resident at Connelly House

Glenn Shively

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Ed Speedling

Homeless Outreach Worker and Community Liaison

Sam Vasquez

Homeless Outreach Worker and Peer Advocate

Ruth Williams

Education Advocate and Friend of Project HOME

Jim Womer

Mental Health and Homelessness Advocate

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Scarlett McCahill, Gala Coordinator
Will O'Brien, Writer and Editor

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Temple University Concert Choir
"We Are Home" words and music by Paul Rardin and Annette Jeffrey

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Karen Homer, HKH Innovations

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Kathy Ruyak, The Honickman Foundation
Meg Saligman
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Ready Set Productions
Rich Tolsma Productions
Di Bruno Bros.
Penncora Events
Harvey Finkle
Sarah Stofa

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Alicia La Torre
Stephanie Lin
John Owens
Melanie Richter
Emmanuel Sofolawe

Staff of HOME Made Gifts, a Project HOME Social Enterprise
Staff of Honickman Learning Center and Comcast Technology Labs

How to Get Involved

Get Involved:

If you're concerned about someone on the street who needs help, call the Outreach Hotline at our Outreach Coordinator Center (OCC), 215-232-1984. The OCC is available 24/7 to send a team to help. Download, print, and distribute our Where to Turn guides to help people on the street connect to supports: <https://projecthome.org/wheretoturn>

Donate:

Consider giving a gift to Project HOME. Every dollar that you give can make a difference. To learn about the different ways you can financially support Project HOME, see www.projecthome.org/donate, or call 215-232-7272 ext. 3045.

Advocate:

Effective public policies and resources are a critical part of our efforts to end homelessness and poverty. You can join Project HOME's advocacy efforts to work with federal, state and local elected officials to develop effective solutions. Check our website at www.projecthome.org/advocacy to take action online, or call 215-232-7272 ext. 3042 to get involved. Subscribe to our newsletter – enews and print.

Volunteer:

There are many ways you can contribute your time and talent to make a difference. Visit www.projecthome.org/volunteer to roll up your sleeves and get involved.

Our deepest gratitude to The Honickman Foundation for their generous
underwriting of this 30th Anniversary book



NONE OF US ARE HOME UNTIL ALL OF US ARE HOME

Project HOME, 1515 Fairmount Avenue, Philadelphia, PA 19130 • 215.232.7272

www.projecthome.org