



**UNTIL
ALL
ARE
HOME**

ANNUAL REPORT

FISCAL YEAR 2025



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DEAR FRIENDS AND PARTNERS,

As I reflect on my first year as President and CEO of Project HOME, I am filled with deep gratitude for each of you who has stood with us in our mission. This has been a remarkable and inspiring year—one defined by both extraordinary progress and profound challenges—and I am honored to share it with you.

When I stepped into this role, I knew I was joining a community rooted in hope, justice, and the unwavering belief that every person deserves a safe and dignified place to call home. Over the past year, that belief has guided every step we've taken together.

One of the most meaningful moments of my first year was the renaming of our iconic residence at 1515 Fairmount Avenue to the **Christopher J. Seward Residence**. Christopher's legacy continues to shape our movement, and it was a privilege to celebrate his enduring impact on our community.

This year also brought major milestones in our efforts to expand affordable and supportive housing. We secured **two successful LIHTC awards**, broke ground on **House of Grace**, and received the **largest LIHTC award in Project HOME's history** for our future residence on Griscom Street in the Frankford neighborhood. Each of these victories brings us closer to a Philadelphia where chronic street homelessness is truly a thing of the past.

At the same time, we have faced real uncertainties—particularly as government funding for critical services has come under threat. Yet through these challenges, our commitment has remained resolute: we will protect, advocate for, and stand alongside those we serve. This commitment was powerfully expressed this year as we launched the **"Homelessness Is Not a Crime"** campaign, reminding lawmakers and the public that housing insecurity is not a criminal act. Real solutions require compassion, investment, and collective resolve—not incarceration.

Throughout multiple **Code Blue and Code Red emergencies**, our teams worked tirelessly to open additional warming and cooling spaces, ensuring that our most vulnerable neighbors had safe refuge during dangerous weather. Their commitment—your commitment—embodies who we are.

At Project HOME, we say often that **None of Us are HOME until All of Us are HOME**. This is not just a motto; it is a truth that guides us. What impacts one of us impacts us all. When we see someone suffering, we see ourselves—and we respond with love, dignity, and action.

Thank you for standing with us, investing in hope, and believing in a future where every person has a place to call home. I am profoundly grateful for your partnership. Together, we will continue this work—steadfast, compassionate, and committed—**until everyone is HOME**.

With gratitude,

Donna Bullock
President and CEO

OUR VISION

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

OUR MISSION

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.



“

TOGETHER, WE WILL CONTINUE TO ENSURE THAT THE LIGHT OF LOVE, HOPE, AND HOME REACHES EVERY CORNER OF OUR CITY—UNTIL ALL OF US ARE HOME.

”

Donna Bullock
President and CEO



Project HOME Breaks Ground on House of Grace

We broke ground last year for the House of Grace, located at 1315 W. Hunting Park Avenue, Philadelphia, PA 19140, on the Sacred Heart campus. Project HOME's newest permanent supportive residence is for people exiting homelessness — with a focus on connecting individuals with substance-use disorder to healthcare support.

The residence will have 45 efficiency apartments with 11 accessible units for residents with mobility or sensory impairments. It will also feature a community room, fitness center,

laundry, and tenant storage with blended on-site property management and supportive services.

1,500
Residents in
supportive
housing served

“House of Grace is designed to promote dignity, stability, and independence, providing hope, safety, and grace to those forging a new path forward,” said Donna Bullock. “It’s a crucial next step in finding and closing the gaps in healthcare and housing support for individuals with substance-use disorder.”



Kate's Place, PA's Largest Supportive Housing Residence, Listed on National Historic Registry, Renovated



The renovation of the building's 144 units strengthened the ability for Kate's Place to welcome residents with disabilities, adding nine fully accessible units and outfitting all apartments with grab bars and additional supports for safety and ease of mobility.

100%

College Access Program seniors graduated from high school

K-8 students improved literacy scores

Teen Program students improved their technology proficiency scores



220

Students served by youth education programs



**“INITIALLY, I WANTED TO
SPEND MY SUMMER
DOING NOTHING. BUT
DOING NOTHING
IS NOT GOING TO
REALLY BENEFIT YOU.
SOMETIMES YOU’VE GOT
TO BE BRAVE.”**

*Mouhamadou
HLCCTL student*

Planting the Seeds of Tomorrow: Reflections from Project HOME’s IT Interns

When you pass through the doors of the Honickman Learning Center Comcast Technology Labs (HLCCTL), you step into more than a community center. For students like Andy and Mouhamadou, HLCCTL became the gateway for discovering new passions and building confidence.

Andy, just 16 years old and heading into his senior year at Mercy Career & Technical High School, first came to HLCCTL out of curiosity.

For 18-year-old Mouhamadou, a senior at the same high school, his journey began earlier. He was introduced to HLCCTL as a freshman when staff visited his class.

Both students have begun to consider their career and college options, and their first step

was to accept an internship this past summer with our Information Technology department.

For both Andy and Mouhamadou, the internship wasn’t just about creating a new line on a résumé. It was a mirror reflecting what they could become. As Andy put it: “This was my first job. I wasn’t really a professional before, so it helped me visualize how professional I had to be in an actual job.”

“Sometimes you got to take a leap of faith,” Mouhamadou reflected. “I didn’t know if I wanted to do this or not. Initially, I wanted to spend my summer doing nothing. But doing nothing is not going to really benefit you. Sometimes you’ve got to be brave.”



For Continuing Learners, Every Day is a Chance to Head Back to School

At Project HOME, the mission to end and prevent chronic street homelessness is not just a job, it's a calling, a community, and for many, a second chance. For staff members like Tycheonah White and Alonda Jones, the opportunity to learn and grow through Project HOME's educational resources has been more than professional development, it's been life-changing.

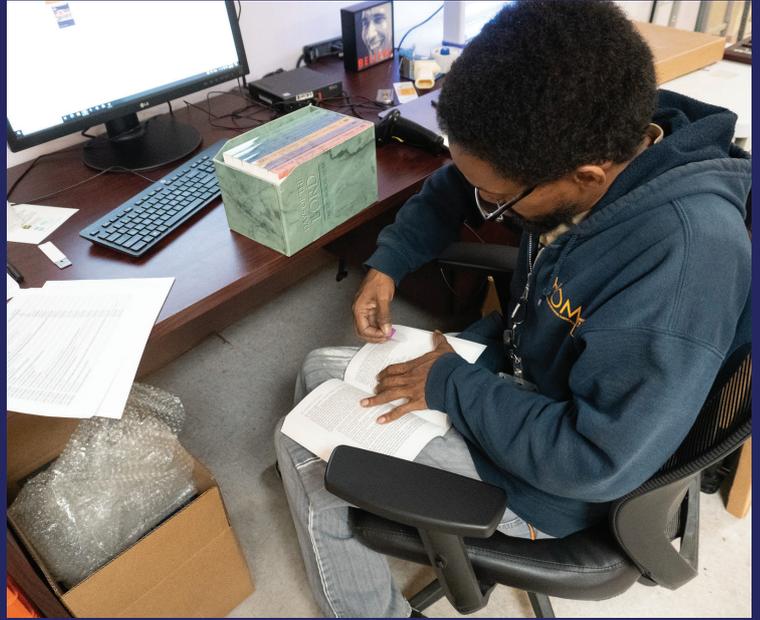
Tycheonah's story is one of the powerful transformations. Just a few years ago, he was navigating homelessness. Now, after receiving several certifications through our Adult Education and Employment program, Tycheonah now works as support staff in the city's Philly Home near Girard College program that Project HOME staffs, the very building where he once lived.

After nearly three decades with Project HOME, Alonda, the lead receptionist in Outreach at the Christopher J. Seward Residence, recently completed a CPR course to ensure she could better serve her colleagues in an emergency. Whether it's a CPR course or a recovery certification, the resources available through Project HOME help empower residents, employees, and community members to grow.



820

Adults served by Adult Education and Employment programming



\$19.26

Average wage of those who obtained jobs through Employment Services, representing a 13 percent increase from 2024



219

Adults completed certifications



Adult Education Program Upgrades

The Honickman Learning Center Comcast Technology Labs last year piloted a new Certified Recovery Specialist certification training, as well as two new adult education workshops: Public Speaking and Website Building.



Introducing Chaitali Baviskar

We were thrilled to announce earlier this year that Chaitali Baviskar joined Project HOME as our Senior Vice President of Healthcare Services and Health Resources and Services Administration Project Director. Baviskar will lead Project HOME’s healthcare services team by providing integrated, compassionate, and community-centered care to individuals experiencing homelessness and those at risk of homelessness.

Her leadership will encompass the full scope of Project HOME’s healthcare services, including the Epstein Street Medicine Program, Hub of Hope, and the Stephen Klein Wellness Center.

“I’m excited to join the Project HOME team in this important role,” Baviskar said.

“Throughout my career, I have seen how important access to equitable, high-quality care can truly transform patients’ lives. I’m eager to build on that experience at Project HOME to continue raising the standard of care for our community.”

“Quality, accessible healthcare is a core component of Project HOME’s proven model to helping individuals and communities break the cycle of homelessness,” said Donna Bullock, President and CEO of Project HOME. “Chaitali’s unique background leading and growing healthcare programs, mentoring future leaders, and sharing a deep commitment to Philadelphia make her an invaluable addition to our leadership team.”

21,569

Healthcare Services
visits

3,138

Dental visits

222

Medication-
Assisted
Treatment
patients



Fiscal Year JULY 1, 2024 TO JUNE 30, 2025

REVENUE, GAINS, OTHER SUPPORT



Contracts, government funding	\$16,953,057
Contributions and grants	\$13,244,495
Donated property, goods and services	\$1,668,856
Medicaid/Medicare, net	\$5,432,337
Program income and fees, related parties	\$4,187,301
Program income and fees, other	\$5,715,746
Investment income, net	\$9,080,656
Special events	\$579,787

TOTAL \$56,862,235

EXPENSES



Supportive housing operations	\$13,729,358
Outreach services	\$3,339,716
Healthcare services	\$12,675,491
Education, employment, neighborhood services	\$2,357,804
Real estate and asset management	\$958,345
Property management services	\$12,267,536
Management and general	\$5,585,103
People and culture	\$1,803,260
Development and communication	\$2,735,297

TOTAL \$55,451,910

THE POWER OF WE

The following individuals and organizations have supported Project HOME financially during our 2025 fiscal year. We thank you for investing in our work to break the cycle of poverty and homelessness in Philadelphia. We have made every effort to ensure the completeness and accuracy of this list. If you notice an error, however, please accept our sincere apologies and let us know by calling 215-309-5236.

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Human Dignity, Not Criminalization: Real Stories, Real Solutions

In June 2024, the U.S. Supreme Court ruled in *City of Grants Pass v. Johnson* that cities can enforce certain public camping ordinances. While this gives municipalities flexibility in managing public spaces, it also underscores an important question: Can enforcement alone solve homelessness — or must housing and support remain at the center?

Advocates agree that sustainable solutions come from housing-first programs, low-barrier shelter, mental health and substance-use support, and street outreach — not citations or displacement.

Channing is 71, a Vietnam veteran, and a lifelong Philadelphian who has experienced chronic homelessness since 2018. He remembers better days filled with work, community, and family.

He also knows the daily challenges of living outside — constant movement, uncertainty, and exhaustion. “Most times, the cops come up and beep the horn then you gotta move here and there,” he says, keeping an eye out for neighbors who “don’t bother nobody.”

Channing hopes public resources will go toward what really helps: housing, seniors’ services, and outreach.

Homelessness is not just a legal issue; it’s a human one. We can choose policies that manage homelessness, or we can choose those that end it. The law may permit enforcement, but our shared responsibility calls for continued investment in housing, outreach, and human dignity — ensuring that no one is left behind.

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Meet Victor

When Victor walked across the stage at Project HOME's College Access Program Scholarship Celebration in July, he carried more than a degree – he carried the heart of a community that has been his family since childhood.

From his first day at Honickman Learning Center Comcast Technology Labs as a curious young student, to the years he spent with family and friends at Project HOME's Rowan Homes, Victor's journey is a testament to what happens when a person is surrounded by support, opportunity, and hope.

Now, as a college graduate with big dreams and a bright future, he's ready to give back to the community that gave him so much.

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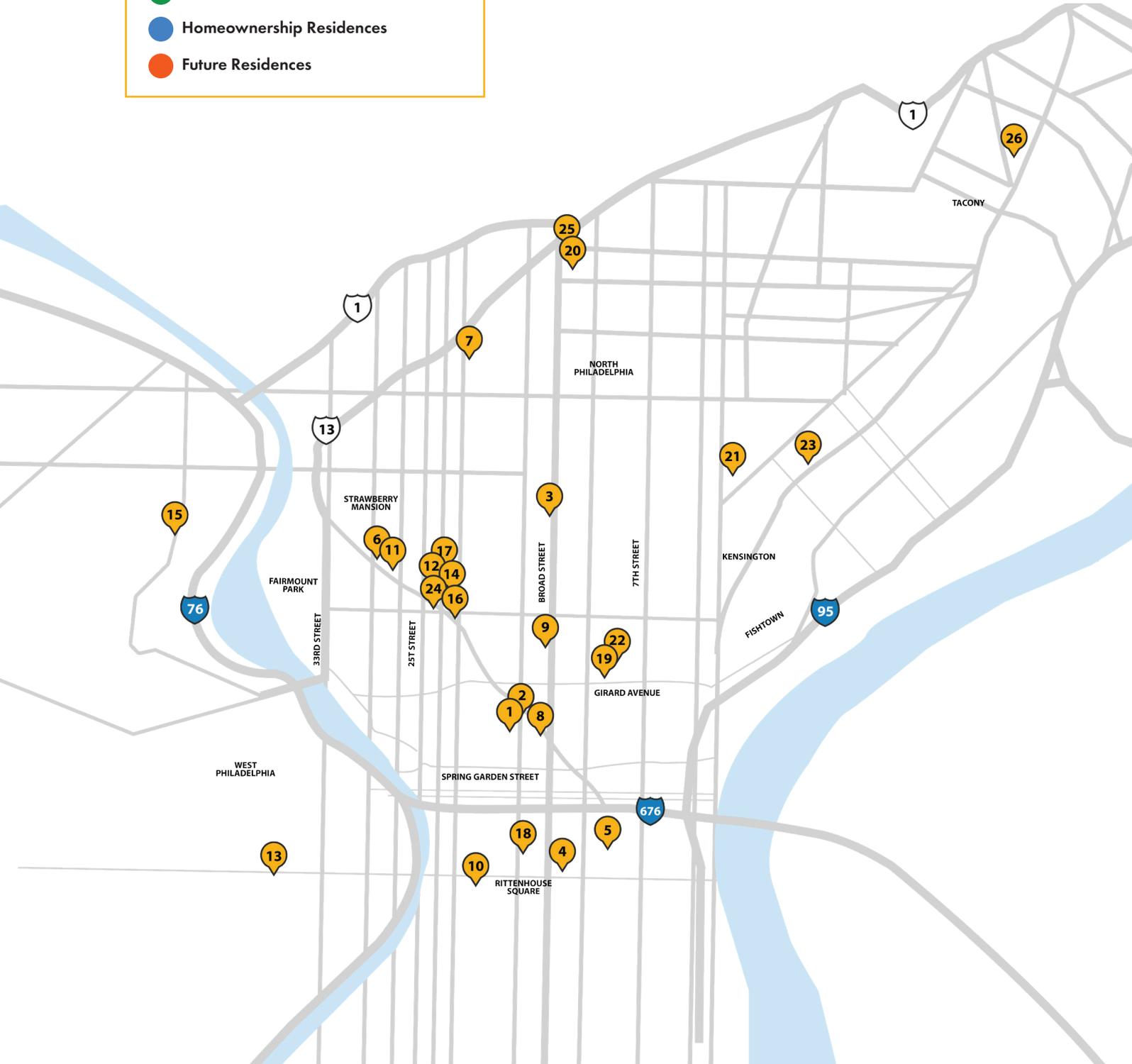
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Italics denote individual is deceased.

OUR LOCATIONS

-  MPOWER Projects
-  Current Properties
-  Homeownership Residences
-  Future Residences



1 Christopher J. Seward Residence 
(48 units)
1515 Fairmount Avenue, Philadelphia, PA 19130

2 1523 Fairmount Avenue
(6 units)
Philadelphia, PA 19130

3 Ruth Williams House at the Gene & Marlene Epstein Building 
(88 units)
2415 N. Broad Street, Philadelphia, PA 19132

4 Connelly House
(79 units)
1212 Ludlow Street, Philadelphia, PA 19107

5 Francis House of Peace 
(94 units)
810 Arch Street, Philadelphia, PA 19107

6 Hope Haven I & II
(22 units)
2827-28 Diamond Street, Philadelphia, PA 19121

7 James Widener Ray Homes 
(53 units)
2101 W. Venango Street, Philadelphia, PA 19140

8 JBJ Soul Homes 
(55 units)
1415 Fairmount Avenue, Philadelphia, PA 19130

9 Kairos House
(36 units)
1440 N. Broad Street, Philadelphia, PA 19121

10 Kate's Place
(144 units)
1929 Sansom Street, Philadelphia, PA 19103

11 Rowan Homes Diamond
(8 units)
2729 W. Diamond Street, Philadelphia, PA 19121

12 Rowan Homes Judson
(31 units)
1901 N. Judson Street, Philadelphia, PA 19121

13 St. Columba
(40 units)
4133-9 Chestnut Street, Philadelphia, PA 19104

14 St. Elizabeth's Recovery Residence
(24 units)
1850 N. Croskey Street, Philadelphia, PA 19121

15 Women of Change at Joyce's Place
4849 Parkside Avenue North, Philadelphia, PA 19131

16 Stephen Klein Wellness Center 
2144 Cecil B. Moore Avenue, Philadelphia, PA 19121

17 Honickman Learning Center
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 
(40 units)
1301 N. 8th Street, Philadelphia, PA 19122

20 Sacred Heart Recovery Residence
(62 units)
1315 Hunting Park Avenue, Philadelphia, PA 19140
 2025 Respite addition (20 beds)

21 Inn of Amazing Mercy 
(62 units)
115 E. Huntingdon Street, Philadelphia, PA 19125

22 Gloria Casarez Residence 
(30 units)
1315 N. 8th Street, Philadelphia, PA 19122

23 Maguire Residence 
(42 units)
1920 E. Orleans Street, Philadelphia, PA 19134

24 The Helen Brown Community Center
1845 N. 23rd Street, Philadelphia, PA 19121

24 Homeownership Residences
(49 units)

25 House of Grace 
(45 units)
4215 N. Park Avenue, Philadelphia, PA 19140

26 2027 New Residence
(44 units)
4912 Griscom Street, Philadelphia, PA 19124

HOMELESS OUTREACH

215-232-1984

PROJECT HOME

CHRISTOPHER J. SEWARD RESIDENCE

1515 FAIRMOUNT AVENUE

PHILADELPHIA, PA

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NONE OF US ARE HOME
UNTIL ALL OF US ARE HOME

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