

News from HOME

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THE 6TH ANNUAL

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for the 6th Annual Race HOME, Project HOME's 5k race and 1-mile fun walk, at One Boathouse Row on

SATURDAY, NOVEMBER 7TH
AT 7:45 a.m.



We can go further when we each take the step towards a future where everyone has a safe place to call HOME.
SEE YOU AT THE STARTING LINE!



Spirit of Generosity

Stephen Klein Wellness Center:

Where Healing, Wholeness, and Community Come Together



Imagine walking along the 2100 block of Cecil B. Moore Avenue. You are surrounded by the energy of North Philadelphia. Neighbors are heading to work, children are walking home from school, businesses are opening their doors, and SEPTA's Route 3 bus connects commuters moving east and west around the clock. The neighborhood is alive with possibility.

Then you step inside Stephen Klein Wellness Center. The noise softens—sunlight pours through the floor-to-ceiling windows. A warm smile greets you at the front desk. The soaring lobby, filled with natural light, and the community-created Woven Sanctuary installation by renowned mural-artist Meg Saligman, feels less like a medical office and more like a place of hope.

That feeling is no accident.

Long before the SKWC opened its doors in 2015, Project HOME was reimagining what healthcare could be. The work began in a modest community space at St. Elizabeth's Community Center, today the Helen Brown Community Center, named for Project HOME's most beloved champion who expanded opportunity for her neighborhood through education and healthcare. Her encouragement, vision, and love inspired the Honickman Family and Comcast to create Honickman Learning Center Comcast Technology Labs – and the birth of healthcare services at St. Elizabeth's. There, a small team of caregivers proved that exceptional medical care could also be deeply compassionate, relationship-based, and grounded in dignity.

As the vision grew, Stephen Klein imagined something few people had ever seen in healthcare serving vulnerable communities. Not simply another clinic, but a place so beautiful, welcoming, and filled with light that everyone would want to come through its doors. He believed

that healing begins long before a patient meets a physician. It begins the moment someone feels respected, safe, and valued.

"I wanted to make a positive impact on the lives of people that live in North Philadelphia. Sister Mary and I conceived the idea of the wellness center," said Steve. "My hope was to create a place where every patient feels seen, respected and cared for from the moment they walk through the door. Ten years later, seeing that vision continue to touch thousands of lives is one of the greatest privileges of my life."

That vision became a reality through an extraordinary partnership between Stephen Klein, Sister Mary Scullion, Joan Dawson McConnon and Project HOME, including Project HOME trustee, the late Glenn Shively, and pioneering healthcare leaders Dr. James Plumb, Dr. Laura Carson Weinstein, Monica Medina McCurdy, PA-C, MHS, and many others who helped create an entirely new model of care. Together they designed more than a building, they created one of the region's early examples of trauma-informed, integrated healthcare, where primary care, behavioral health, dental services, reproductive and child healthcare, medication-assisted treatment for opioid use disorder, wellness programming, and social services work together to care for the whole person.

From the architecture to the caregivers themselves, every detail was intentional. Light-filled spaces replaced sterile hallways. Kind receptionists welcomed

every visitor by name. Trauma-informed clinicians understood that trust is as important as treatment. Every aspect of the experience reflected a simple but revolutionary belief: everyone deserves healthcare that affirms their dignity.

Ten years later, that bold vision continues to transform lives every day.

Today, through Stephen Klein Wellness Center and Project HOME's healthcare programs, we serve nearly **6,000 patients each year through more than 26,000 visits annually**. This remarkable reach reflects 10 years of partnership, innovation, and commitment.

That commitment extends well beyond the SKWC's walls. Through healthcare services at the Hub of Hope in Suburban Station and the Epstein Street Medicine Program, all under Project HOME's Federally Qualified Health Center status, Project HOME brings medical care directly to individuals experiencing homelessness, meeting people wherever they are and removing barriers that too often prevent healing.

"Stephen Klein Wellness Center was built on the belief that healing happens in community," said Donna Bullock, President and CEO of Project HOME. "Every person who enters this space brings their own story, and this center was designed to honor those stories by creating a place where people feel safe, listened to, and respected."

A decade later, Stephen Klein Wellness Center continues to demonstrate what healthcare can be when it is designed around people rather than programs. The center didn't simply bring healthcare to the community, it reimagined what healthcare could feel like. Stephen Klein, Helen Brown, S. Mary and Joan, Glenn Shively, Monica and Drs. Laura and Jim realized the vision that continues to inspire healing for thousands of patients every year.

More Than a HOME

A Decade of Compassionate Care

More than 30 years ago, before Stephen Klein Wellness Center (SKWC) existed, two physicians learned a lesson that would shape Project HOME's approach to healthcare for decades to come.

When patients experiencing homelessness refused to visit a makeshift clinic at St. Columba's Safe Haven, Dr. James "Jim" Plumb proposed something different: instead of waiting upstairs, go downstairs and simply spend time with them. They played cards, shared meals and listened before offering medical care. That decision laid the foundation for the relationship-centered philosophy that still defines Stephen Klein Wellness Center today.

For Dr. Lara Carson Weinstein, trust was always the starting point. As a first-year medical student, she wanted to address the growing homelessness crisis in Philadelphia, but quickly realized meaningful healthcare couldn't begin until people felt seen and respected.

"They don't trust us, and they shouldn't," she recalled Jim telling her. "We're just going to spend time with them." Later, community leader Miss Helen Brown helped them earn that trust in North Philadelphia, reinforcing that healing begins by listening to people's stories before treating their illnesses.

Monica Medina-McCurdy helped turn that philosophy into reality. After returning to Project HOME as one of its first full-time healthcare providers, she played a key role in transforming a volunteer clinic into today's integrated healthcare system. She still laughs about submitting the organization's federally qualified health center application just minutes before the deadline, despite a pounding migraine. Even when a government shutdown delayed funding, the team never lost faith in the vision.

"Housing, in many ways, is more important than healthcare." - Dr. Lara Carson Weinstein

That Vision Became SKWC

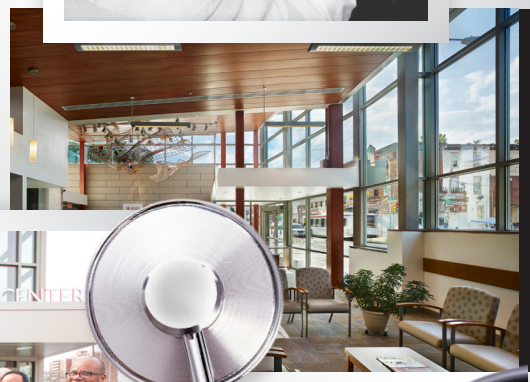
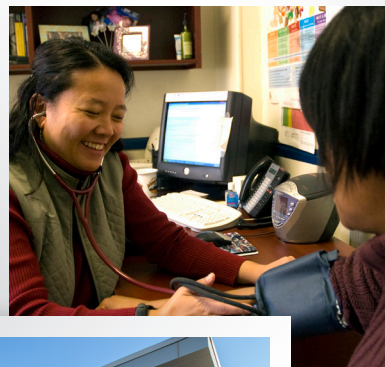
A place where medical care exists alongside behavioral healthcare, dental services, pharmacy care, case management and other essential supports because health is shaped by far more than a diagnosis.

Dr. Weinstein and Monica reflected that affordable housing remains central to breaking the cycle of poor health. Jim added that features like showers, laundry facilities, food access and medical-legal partnerships are what truly create whole-person care.

Ten years later, all three leaders say SKWC's greatest achievement isn't just the thousands of patients served—it's also the generations of healthcare professionals inspired to care for the whole person with dignity, compassion and respect.

Want to learn more?

Scan the QR code to read the full story and discover how one simple decision helped build one of Project HOME's most transformative models of care.





Dental Care at the Stephen Klein Wellness Center.

More Than a Smile

For many people, a toothache is an inconvenience. For someone experiencing homelessness or financial hardship, it can mean living with constant pain because dental care feels out of reach. At Project HOME's Stephen Klein Wellness Center (SKWC), that reality is changing—one patient and one smile at a time. Since opening in 2015, the dental program has served more than 10,000 patients while providing comprehensive, affordable care in a welcoming environment.

Dr. Janine Burkhardt, Clinical Director of Dental Services, believes exceptional care starts by understanding the person behind the patient.

"We like to work with them to set a goal and empower them to improve their own health,"

- Dr. Janine Burkhardt

Rather than rushing into treatment, the team takes time to listen, build trust and create personalized care plans that help patients feel comfortable and confident.

That compassion extends beyond the dental chair. SKWC integrates dental care with primary care, behavioral health, pharmacy services and benefits counseling, making it easier for patients to receive the support they need in one location. "We're really kind of one-stop shopping," Dr. Burkhardt says, while emphasizing the importance of providing care for adults who often struggle to find dentists who accept Medicaid.

For Dr. Burkhardt, oral health is about much more than teeth. "The mouth is a portal to the rest of the body," she says, highlighting the connection between oral health and overall wellness.

By focusing on prevention, education and dignity, the dental team is helping patients improve both their health and quality of life.

10,000+

patients have received dental care since 2015

1,737

patients are currently enrolled



There's even more to the story.

Scan the QR code to explore the full article and learn how SKWC's dental team is transforming lives through compassionate, patient-centered care.

More Than a Bed

How the Project HOME Collaborative Helps People Heal

For someone experiencing homelessness, leaving the hospital can be one of the most vulnerable moments in recovery. While a patient may no longer need hospital-level care, they may still be too sick to recover on the streets or in a traditional shelter. That's where the Project HOME Collaborative's respite program bridges the gap—offering not just a safe place to stay, but the medical, social and housing support needed to truly heal.

“Our respite beds are technically shelter beds,” explains Olivia Quinn, Director of the Project HOME Collaborative, “but what we have included is much more wraparound medical care for people coming directly from the hospital.”

Through partnerships with local hospitals and healthcare providers, participants receive continued medical support while Project HOME staff help them manage medications, attend appointments and plan for life beyond recovery.

Olivia recalls one participant who spent years living outside with severe leg wounds, repeatedly cycling in and out of the hospital before eventually requiring an amputation. In respite care, they finally had a safe place to recover, nutritious meals, transportation, help adapting to a wheelchair, and a team focused on their success.



The Collaborative has 51 respite beds that will help people like Amber (right), who spoke at the Hawthorne House Respite grand opening on June 24.

“It’s really important that all these different systems work together to support people who have a lot of these complex needs,” Olivia says.

Recovery doesn't follow a deadline. Many participants are rebuilding after years without stable housing, consistent healthcare or behavioral health support. “It can be a slow process for people to recover from everything that they’ve experienced while they were on the street,” Olivia explains. By giving people the time and support they need, Project HOME's respite program helps them regain stability and work toward permanent housing and healthier futures.



Respite beds allow stability and extended care for patients during their recovery journeys



The community area inside Hawthorne House Respite



Discover the full story behind Project HOME's respite program. Scan the QR code to learn how coordinated care and compassionate partnerships are helping people recover, rebuild, and move forward.

A Transformative Housing and Healthcare Recovery Ecosystem

Project HOME has long held a powerful belief: recovery and healing are possible, and no one should have to navigate that journey alone. That belief has shaped our work and community for nearly 40 years. We have also seen how gaps in our systems can make it difficult for people experiencing homelessness and substance use disorder to access the care, housing, and support they need.

The Project HOME Collaborative was created to address a critical gap: when a person experiencing homelessness and living with substance use disorder leaves the hospital. Made possible through a lead gift from MPOWER partners Pam Estadt and Ira Lubert, the Collaborative is creating a new model of care designed to bridge that critical transition, connecting people to the supports they need most at one of the most vulnerable points in their lives.

Led by Project HOME, the Collaborative unites Jefferson Health, Penn Medicine, Temple Health, Prevention Point and nonprofit organizations working on the front lines in Kensington and throughout Philadelphia. Together, the partners create a coordinated response to challenges that no single organization can address alone.

The approach is grounded in the premise that people should not have to navigate a fragmented system to receive coordinated care. The Collaborative creates opportunities to engage people where they may seek help, whether in an emergency department, through street outreach, or with our Epstein Street Medicine team, and connects them with the resources they need.

Healthcare teams play a central role in coordinating that care, ensuring that treatment can begin in the hospital and continue after discharge. That continuity makes the difference between an individual remaining connected to care and disappearing from the healthcare system at a moment when their need for support is greatest.

"We can start things in the hospital that are usually deferred until discharge, but for a lot of our folks by then it's too late and they're lost to care," said Dr. Lara Carson Weinstein, a professor of family and community medicine at Thomas Jefferson University, and collaborator with Project HOME's healthcare services.

For people experiencing homelessness and substance use disorder, housing, healthcare, and recovery are deeply intertwined. The Collaborative is designed around that reality. By engaging people at critical points of access and taking a proactive, holistic approach, providers can better understand each person's circumstances and identify the combination of healthcare, housing, and

recovery that can help each person move toward greater stability.

"The Project HOME Collaborative shows the power of partnerships in action. From our hospital and community partners to visionary leaders like Pam Estadt and Ira Lubert, this transformative approach underscores the impact we can have when we pursue innovative solutions together."

- Donna Bullock

A NEW APPROACH

Connecting Healing, Hope, and HOME

The Project HOME Collaborative is a transformative housing and healthcare recovery ecosystem focused exclusively on supporting individuals experiencing homelessness and substance use disorder.

The Collaborative is led by Project HOME in partnership with Jefferson Health, Penn Medicine, Temple Health, and Prevention Point, along with dedicated non-profits working on the front lines in Kensington and beyond.



A Unified Approach

The Collaborative's mission-driven network breaks down system-wide barriers, care stigmas, and siloed approaches to provide medically supported pathways to stable housing and recovery services. With primary care and family medicine physicians serving as the lead care coordinators, patients have access to treatment and support, meeting them where they are and when they're ready.



1. TRIAGE AND EMERGENCY CARE
2. HOSPITAL ADMISSION AND TREATMENT
3. DISCHARGE AND TEMPORARY HOUSING PLACEMENT
4. WRAPAROUND SERVICES AND LONG-TERM HEALING

Housing Is Healthcare



Ten years ago, Project HOME opened the doors of Stephen Klein Wellness Center (SKWC) with a simple, but ambitious vision: people experiencing homelessness and poverty deserve high-quality, compassionate healthcare in a place where they feel welcomed, respected, and valued.

There was a time when we thought about healthcare as an additional service offering; housing alone wasn't enough. People needed a roof, and they needed care—two separate ingredients, both essential, and our job was to provide both. We saw people struggling with chronic illness, mental health conditions, substance use disorders, and trauma while trying to survive without a safe place to call home. Empowering someone to rebuild their life meant more than shelter. It also meant access to care.

We evolved from providing services in a one-room clinic to high quality medical services in the Hub of Hope, through the Epstein Street Medicine Program, and SKWC, all under our Federally Qualified Health Center status.

But our experience doing this work taught us something the addition model didn't capture. Housing and healthcare aren't two things you add together. For many of our residents, housing is healthcare.

In June I stood alongside philanthropic, city, and hospital leaders at the ribbon-cutting for the expanded Hawthorne House Respite, built as part of the Project HOME Collaborative with Jefferson Health, Penn Medicine, Temple Health, and Prevention Point. Twenty new beds, bringing our total to 51 across Project HOME, for Philadelphians who are homeless and managing addiction alongside serious medical needs.

Hawthorne House Respite isn't permanent housing. It isn't shelter, and it isn't medical respite in the traditional sense. It's what a lot of our patients need in the space between: a clean, safe place to heal. Refrigeration for medication.

A bed to put a swollen foot up and rest. A case manager to help schedule a follow-up visit. A hospital can treat an infection, set a bone, stabilize a diabetic crisis, but it can't guarantee the treatment holds once the patient walks out the door. That guarantee depends entirely on where they walk out to.

When "go home and rest" is the doctor's order, Hawthorne House Respite is our answer to a question of where "home" is. Without it, people cycle back through the emergency room—at greater cost, for longer stays, with worse outcomes.

Places like SKWC and Hawthorne House Respite are reminders that healthcare isn't separate from our mission to end homelessness. It's central to it. Because when people have access to quality healthcare, they're better able to maintain housing, pursue employment, reconnect with family, and reach their goals.

When healthcare providers, housing organizations, and community partners work together, we build something more powerful than either alone: a system that sees the whole person.

We started believing we needed housing and healthcare. What we've learned since is that we were never really talking about two things at all.

In the News

Scan the QR Codes to read the full articles!

Hawthorne House Respite Opening



In June we celebrated a ribbon-cutting ceremony to officially dedicate and open our latest location, Hawthorne House Respite. The location adds 20 additional respite beds at Sacred Heart Recovery Residence, bringing the total there to 30 beds, significantly increasing our capacity to provide a healing environment for individuals experiencing homelessness as they recover from hospitalization.

Hawthorne House Respite will include 20 recovery beds, which will include placements from The Project HOME Collaborative, a transformative housing and healthcare recovery ecosystem focused exclusively on supporting individuals experiencing homelessness and substance use disorder in partnership with Jefferson Health, Penn Medicine, Temple Health, and Prevention Point.



"Hawthorne House Respite is a transformative milestone for Project HOME, expanding our work supporting individuals experiencing homelessness and substance use disorder," said Donna Bullock. "These individuals often have complex medical conditions, and stable housing can provide much needed support and security. Through strong partnerships with the city of Philadelphia and leading healthcare systems, our proven approach is supporting more people at these critical moments when they leave the hospital."

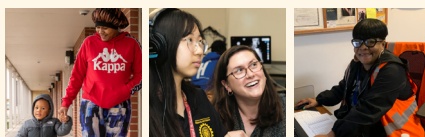
Celebrating Our CAP Graduates



In July we hosted our annual College Access Program graduation and scholarship ceremony at Honickman Learning Center Comcast Technology Labs, with graduating senior Hamin offering remarks during the celebration. Scan the QR code for more from Hamin.



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