

News FROM HOME



NONE OF US ARE HOME UNTIL ALL OF US ARE HOME

You Gotta Have Soul



Photo by Nicole Polk

Breaking ground for the future harvest – l to r: Craig Spencer (JBJ Soul Foundation); Philadelphia City Councilman Darrell Clarke; Jane Vincent (U.S. Department of Housing and Urban Development); John and Leigh Middleton; Joan McConnon (Project HOME); Jon Bon Jovi; Brian Hudson (Pennsylvania Housing Finance Agency); S. Mary Scullion (Project HOME); Frank Robinson (People for People, Inc.).

Walter Broadnax admits he was nervous as he came up to the podium. He had prepared his remarks carefully and read them over several times in advance. But now he looked out at the crowd – neighbors, dignitaries, civic leaders, even the media. Public speaking was hardly his forte, and he certainly was not used to the limelight. He adjusted his glasses, took a deep breath, and began.

He had not anticipated the intense emotion that overtook him near the end of his speech. A quiet and strong man, the last thing he wanted to do was cry in public. But as he spoke of his gratitude to Jon Bon Jovi for the financial support that made possible his experience of recovery at St. Elizabeth's Recovery Residence, it came out: just how much it meant that the generosity of others had helped him turn his life around. The compassion that brought him to this day, which was now the compassion that caused him to dedicate his life from here on to helping others.

The tears still coming down his cheeks as Walter finished his speech, he turned toward the legendary rock star. "Thank you, my man," he said, and the two embraced each other, long and intently.

(continued on page 3)

IN THIS ISSUE

You Gotta Have Soul	1
Raising the Roof of Opportunity	1
Roots and Branches	2
Proud to Help	3
HOME Happenings	4
Poetry: "I Am"	4
I am Project HOME	5
Spirit of Generosity	5
Mission/Residences/Services and Programs	6

www.projecthome.org

Raising the Roof of Opportunity



Photo by Jen McAleese

A group of Project HOME residents are seizing opportunity and rebuilding their lives – participants in our PECO Veterans' Employment and Training Program.

Earlier this year, several members of the Project HOME community attended a two-day festival commemorating the friendship and prophetic witness of Dr. Martin Luther King, Jr., and Rabbi Abraham Joshua Heschel. One of the keynote speakers was Rabbi Michael Lerner, a long-time activist and editor of *Tikkun* magazine. As Rabbi

Lerner articulated his ambitious vision for a more just, peaceable, and loving society, he admitted that many people would counter that his ideas were "unrealistic." "Realism," Lerner argued, can be a cover for keeping things the way they are. "Our slogan," he said, "is 'Don't be realistic!'"

Lerner's challenge speaks to us at Project HOME. Given the persistent crisis of homelessness that has long plagued American cities, it is tempting to assume it is a permanent feature of the urban landscape. Meanwhile, far too many "plans to end homelessness" gather dust on shelves in bureaucratic offices. It seems, at first blush, pretty unrealistic to think we can "end homelessness."

But we dare to say it: We can end chronic street homelessness in Philadelphia.

The recent groundbreaking of JBJ Soul Homes (see adjoining article) represents more than just one more residence of Project HOME. It is part of an ambitious, strategic multi-year plan we are developing,

(continued on page 2)

Roots and Branches: Reflections from Sister Mary

Photo by Rodney Arianza



Sister Mary Scullion,
Co-founder and Executive
Director of Project HOME

At Project HOME, we seek the best possible staff, highly trained and deeply committed. We are constantly working to ensure that our services and programs reflect the best practices – whether in case management and social services, or facilities management, or accounting and finance. Through our staff leadership and dedicated trustees, we work to ensure the highest level of professional integrity. We always seek to tap the gifts of our residents as a vital part of this work. And we are constantly seeking to grow, improve, learn from our mistakes, and not be satisfied with previous successes.

But we are also aware that whatever we are able to accomplish would not be possible if it were only us. One of our deepest learnings over the years is that the solution to ending homelessness lies within all of us. We all have gifts to share, small or large, and they are all needed.

In a very real way, Project HOME is not simply a nonprofit agency; it is a network of people from all walks of life who share the vision and contribute their gifts to the mission. Like the students of Waldron Mercy Academy who held a walkathon to raise money for us. Or MBA students from Villanova University who are helping us develop a business plan for our social

enterprises. Or the amazing health professionals, residents and students from Thomas Jefferson University who for almost two decades have provided life-saving health care to thousands of our brothers and sisters in need. Or businesses like Perna-Frederick, which has offered us commercial space in the concourse this winter for our Hub of Hope. Or individuals like Susan Denenberg, who organizes a group to provide a bi-weekly meal at our Women of Change safe haven.

The gratefulness we feel for this amazing community is beyond words. The inspiration we draw from such an abundance of human goodness is immense. The hope you engender is tangible and powerful.

As we enter a new phase of our work, we invite others to join this mission. We invite you to share of your gifts and turn your values and concerns into action, as so many others have done. As that happens, we all move closer to our goal of ending homelessness, and at the same time, we will experience more deeply what it means to be a whole and empowered human community.

A. Mary Scullion

Raising the Roof of Opportunity (continued from page 1)

in partnership with many other groups, to create a range of housing and support services that will dramatically reduce the numbers of chronically homeless persons on the streets of Center City. We believe that, with the realization of this plan, we can and will make chronic street homelessness a rarity, not the norm of life in Center City.

“We are committed to working with the public and private sector leaders to make Philadelphia the first city in our nation to end long-term street homelessness.”

JOHN AND LEIGH MIDDLETON

serve as a catalyst to forging the public/private partnership that will make the “unrealistic” come true.

How do we dare be so “unrealistic”? Our City is blessed with a remarkable network of housing and service providers with a proven track record of effective programs which have empowered thousands of persons to make a successful transition from street homelessness to stability. We have a strong package of both proven best practices and promising new ideas.

We also draw hope from our talented and committed partners and collaborators from all sectors of society, who are working with us as we craft a comprehensive plan, and who will be instrumental in bringing it to reality. This includes allies in

A key element in allowing us to dream so ambitiously and work to realize that dream is the generosity and leadership of John and Leigh Middleton.

Their transformational leadership grant will

government, at all levels, as well as tremendous partners in the nonprofit world. It includes generous and visionary funders and talented policy and research experts. Not to mention people who have come together – consumers, funders, business leaders, volunteers, consultants, providers, allies, advocates, doctors, communities of faith, families, and other friends – all of whom share a passion and vision of ending chronic street homelessness in Philadelphia.

Any plan of such scale carries risks and complications. Unforeseen political challenges or a deepening economic crisis could slow down our efforts. But we cannot help but be hopeful. The need is urgent, but the vision compels us, and the broad community that shares the vision inspires and empowers us.

Is it hope or naiveté? Look at the structure rising from the formerly empty lot at Ridge and Fairmount. Ask any of the hundreds of Project HOME residents who recall dark days of despair but now live in their own place, who work at jobs, who are community leaders. And then join us in this project of daring and hope – help us end chronic street homelessness in Philadelphia.



We intend to “Raise the Roof of Opportunity” even higher: In the coming months, you will be hearing more about the Middleton Partnership and our plan to end chronic street homelessness – stay tuned!

You Gotta Have Soul

(continued from page 1)

A moment, one might say, of soul.

And fittingly so, given the occasion: the groundbreaking of Project HOME's newest residence, JBJ Soul Homes. With appropriate pomp and ceremony, we announced plans for the building, thanked the major donors and partners, and spoke of our vision of how this building would be home to those who had struggled with homelessness, and would also help revitalize the North Broad Street corridor. Yet many of the hundreds of persons in attendance on the chilly November afternoon on Fairmount Avenue later said that Walter's speech and his emotional connection with Jon Bon Jovi was the most memorable moment.

A joint effort between Project HOME and People for People, Inc., JBJ Soul Homes will provide 55 apartments for formerly homeless and low-income adults and children, along with retail space to spark commercial activity. The long-vacant lot will be transformed into an impressive \$16 million four-story structure, scheduled to open its doors next winter, bringing new energy and hope to the community.

Spearheading this latest Project HOME development were major gifts from Bon

of life who understand that ultimately we are all on a common journey home.

Bon Jovi himself affirmed this vision in his remarks: "The struggle of homelessness is unimaginable to me," he said. "But like we have seen after the tragedy of Hurricane Sandy, we know that if we forget all of our differences, we can come together as one. People across the nation – and certainly here in Philadelphia – have proven time and again that by working together we can make a brighter future for people, communities, our city, and beyond."

"...even from the darkest of experiences great things can come."

SISTER MARY SCULLION

As our Executive Director Sister Mary Scullion told attendees, "Today we celebrate more than just this project, but that vision we all share – a vision of a just and compassionate society; a vision where everyone has a place to call home and where everyone has a chance to flourish; a vision that believes in transformation, that even from the darkest of experiences great things can come."



Artist's rendering of JBJ Soul Homes as it will look when it opens next winter.

Jovi's JBJ Soul Foundation and John and Leigh Middleton. In addition, public funding came from the U.S. Department of Housing and Urban Development and the City of Philadelphia.

The embrace between Walter Broadnax and Jon Bon Jovi was emblematic of the heart of the work of Project HOME: bringing people together from all walks

Walter can speak of those dark experiences. And his spirit and commitment, so on display at the JBJ Soul Homes groundbreaking, manifest the great things that can happen. Thanks to all of our supporters, we believe that more great things will happen in the 1400 block of Fairmount Avenue in the coming years.

Photo by Nicole Polk

Jon Bon Jovi and Walter Broadnax share a moment at the groundbreaking for JBJ Soul Homes.

Proud to Help

By Walter Broadnax

Walter Broadnax is a former resident of Project HOME, now living on his own. He serves on our Board of Trustees. These are his remarks from the November 13 JBJ Soul Homes Groundbreaking.

My name is Walter Broadnax and I'm a veteran of the U.S. Army. I fell on some difficult times after my discharge. When I came to Philadelphia in 2007, I came with nothing. I didn't have a job or a place to stay; I didn't even have a copy of my birth certificate or my social security card. I contacted the Veterans Administration. It was through the VA that I found out about Project HOME.

I spent 22 months living at Project HOME's St. Elizabeth's Recovery Residence, where I completed the amazing and supportive program they have there, and began the journey of getting back on my feet. The entire time both the VA and Project HOME worked together to make sure I had the support I needed to continue in a positive direction.

Once I left St. Elizabeth's, I was healthy and happy with a roof over my head, and I was ready to do something. I didn't want to sit around all day. So, I talked to Sister Mary. I told her I wanted to work. Sister Mary hooked me up with Project HOME's PECO Veterans Training and Employment program.

I was placed in a nine-month internship at the HOME Page Café located in the Free Library. I loved it. My boss was so pleased with my work that she continued to give me extra shifts and hired me when the internship was over. We are now in our third class and I've trained the other interns who come through the Café. I'm proud of my accomplishments and I'm also proud to help other veterans see what they can accomplish with a little hard work.

There is a plaque at St. Elizabeth's Residence thanking Jon Bon Jovi (in honor of his parents who were veterans) for his contribution to that residence. I looked at it many times and wished I'd have the chance to thank him personally for the support I received when I was there. Today I can say, "Thank you." Thank you, Jon Bon Jovi. And thank you to everyone else here who helped me and will help so many others with this project. I am five years in recovery, happily employed, and I have a home. When I make my first million, I will follow your lead and give back to my community a fraction of the generosity that has been given to me.

HOME Happenings

◆ **Construction has begun on six new homes** as part of our Diamond Street Phase VI Homeownership program. The homes, which will be built with high energy-efficiency standards and sell at affordable rates, will be available for purchase in early spring of 2013. Homebuyers will go through Project H.O.M.E.'s home buyers' club. The Phase VI development will bring a total of 49 units of affordable homes developed by Project HOME since 1998. For more information, contact our Housing and Community Development Program at 215.235.3110 ext. 5616, or AHPInfo@projecthome.org, or visit our website at www.projecthome.org/services/community/.

◆ **We have once again opened the doors** of the Hub of Hope, a winter walk-in engagement center for people experiencing homelessness. The Hub is strategically located in the subway concourse under Two Penn Center, where many people stay during the colder months. The site offers a welcoming environment as well as an array of services (physical and mental health, recovery, peer support, case management, access to housing). Last year's inaugural experiment in The Hub had amazing results, with hundreds of persons receiving services and making steps toward overcoming homelessness.



Photo by Jay Gondelezer

Lily Tomlin shares a laugh with Sister Mary Scullion at the May 2, 2012 fund-raiser for our Residential Employment Program.

◆ **Our Employment Services program** has launched a new intensive Resident Employment and Training Program, with the goal of preparing residents for competitive employment. The six-month program received its initial funding from a fundraiser headlined by Lily Tomlin last spring. Residents initially work within Project HOME while attending classes on computer skills, financial literacy, goal setting, and others. Since the program began in September, one resident has secured competitive employment

at Project HOME as a peer case aide. Another moved into her own apartment and has begun a Certified Peer Counseling program. Thanks to our funders and partners, including



Photo by Rodney Alienza

Dr. James Plumb, a pillar of our Healthcare Services program.

Independence Blue Cross, the Raynier Institute and Foundation, and the Silva Watson Moonwalk Fund.

Thomas Jefferson University, works at our St. Elizabeth's Wellness Center, and plays a vital role in the delivery of our healthcare services. He was nominated by Dr. Lara Carson Weinstein, who as a student worked with Dr. Plumb to form JeffHOPE. Both Dr. Plumb and Dr. Lara have been involved in Project HOME's health services for over 20 years.

◆ This year's Project HOME Holiday Party

One of our most special events of the year is the Project HOME Holiday Party in December – a wonderful affair bringing together hundreds of members of our community, from residents to trustees. This year's festivities were made possible by the great generosity of the Pennsylvania Academy of Fine Arts, which hosted the event, and Duffy's Catering, which provided the food – both at generously discounted rates and with a welcoming and gracious spirit.

◆ Our very own

Dr. James Plumb was recognized nationally as a recipient of the Elizabeth Hurlock Beckman Award, which is given to teachers who "inspire former students to make a difference in their communities." Dr. Plumb, who is from

I Am

By Doug Sanders

I am curious but cautious
I wonder if I am the only one who cares
I hear the sound of souls leaving the earth
I see ghosts of those I miss
I want to be content and alone
I am curious but cautious

I pretend family members do not hurt me
I feel my soul as it prepares to leave my body
I worry that a fateless existence is my fate
I cry with fear that I wasted my life
I am curious but cautious

I understand that souls cannot marry
I say life is shorter than death
I dream some day that I will be united and
happy with myself
I try not to make things worse than they are
I hope that my instincts are right
I am curious but cautious.

Doug Sanders is a resident of 1515 Fairmount Avenue. This poem was written as an exercise for participants in the Resident Employment and Training Program, described in the adjoining article.

I am Project HOME

PAULINA VORN



Photo by Rodney Aitenza

Paulina Vorn was feeling burnt out by her government work, in the IRS, when she began volunteering at a local shelter for persons who were homeless in Philadelphia. Although she barely understood the issues of homelessness, she became intrigued by the lives and stories of those she worked closely with, tapping into a deep personal passion to help folks in need.

One day, Sister Mary Scullion came into the shelter while doing street outreach. That piqued Paulina's interest in the work of Project HOME. She remembers asking her if she was alone, to which Sister Mary replied, "I am never alone." Paulina thinks back on that exchange: While it is possible Sister Mary was simply referring to an outreach partner waiting for her in the van outside, Paulina heard a deeper meaning even then – Project HOME's stress on the centrality of community, its vision statement that "None of us are home until all of us are home."

Paulina began working part-time at Project HOME in

1996, and by 1999, she was a full-time case manager with our Outreach Coordination Center, a job she has fallen in love with.

Paulina recalls one woman she met years ago at the shelter, Debbie, whom she describes as "a loner." In striking up a conversation with her, she learned that Debbie did not frequent shelters, and that she was not interested in finding a place to stay. Paulina asked her to lunch, and was gradually able to convince her to move in to our Women of Change safe haven. That began a new life of community and acceptance. With Paulina's and Project HOME's help, Debbie has acquired stable living, a job, new relationships, and two beautiful cats. Though no longer her case manager, Paulina still receives phone calls from Debbie, maintaining their relationship of over fourteen years.

"There are a lot of Debbies," Paulina says. She has attended graduations, weddings, and funerals of persons she once helped overcome life on the streets. She's watched those she's helped grow and change, just like Project HOME itself. "I've remained the same, though. I'm still doing what I've always done: coming to work every day, meeting people where they are and helping them get to where they want to be."

Over the years, her passion has never burned out. Paulina never stops wondering, never stops working, and is constantly thinking about those in need. "It's what I do," she says casually.

Spirit of Generosity

DR. EUGENE "GENE" GARFIELD

It was the late 1980s, and Dr. Eugene Garfield came across an article about Sister Mary Scullion. The article told of her work at the Women of Hope residences, through which practically all of the women living on the streets with serious mental illness had been able to find a place to live.

An information scientist by vocation, Dr. Garfield wanted to understand what made Women of Hope so successful. He gave Sister Mary a call, and followed it up with a visit to see first-hand the issues facing men and women who were homeless and the kinds of programs that worked.

The rest is history – a friendship was started that day, as was a quarter century of his staunch support, initially for Women of Hope and then for the new organization which Sister Mary co-founded, Project HOME.

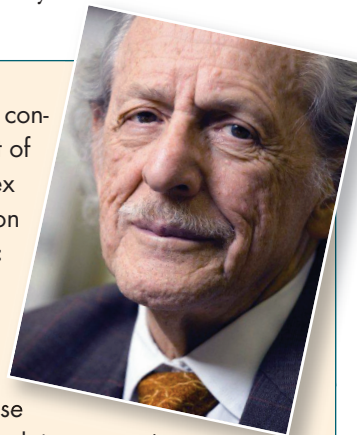
One of our earliest supporters, Dr. Eugene "Gene" Garfield may also be one of our most accomplished. With a PhD in Structural Linguistics from the University of Pennsylvania in 1961, Dr. Garfield founded the Institute for Scientific Information – a company born of a scientific mind and entrepreneurial spirit, which is now a large section of Thomson Reuters' science

division. Specifically, his conception and development of the Science Citation Index allowed for the calculation of the impact of scientific journals on hard science itself.

Called the "Father of Citation Analysis" because of his groundbreaking work in connecting the body of scientific knowledge into a network, Dr. Garfield is also considered the "grandfather of Google," because his research later informed the creators of that company.

Dr. Garfield is also a veteran, having served in the Army during World War II. His son's own military experience in Vietnam affected him more than his own. Like many Vietnam vets, his son experienced post-war struggles. Dr. Garfield's resulting concern for alleviating the debilitating effects of military service is evident in that he has donated the equivalent of his decades of veteran's pension to Project HOME's supportive services for veterans.

We are grateful for Dr. Garfield's long-standing support, his friendship, his trust, and especially his passion for our veterans facing challenging times.



"The answer to homelessness lies within all of us."

SISTER MARY SCULLION

Stay Connected!

Keep in touch with HOME Happenings on a regular basis – because you are a valuable member of the Project HOME community.

Do you want to receive our Enewsletter and advocacy alerts?

For questions or concerns – contact michaelgainer@projecthome.org.

Also, follow us on social media:



www.facebook.com/projecthome



www.twitter.com/projecthome



www.youtube.com/projecthomephilly

And don't miss the great stuff on the Project H.O.M.E. Blog – www.projecthomeblog.org

Get Involved!

We can only end homelessness with your help!

**DONATE
ADVOCATE
VOLUNTEER**

For more information, scan here or go to our website.



<https://community.projecthome.org/community>



NONE OF US ARE HOME UNTIL ALL OF US ARE HOME

1515 Fairmount Avenue, Philadelphia, PA 19130

Our Mission

The mission of the Project H.O.M.E. 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
- Hope Haven I/II, 2827-28 Diamond Street
- Connelly House, 1212 Ludlow Street
- Kairos House, 1440 N. Broad Street
- Kate's Place, 1929 Sansom Street
- James Widener Ray Homes, 2101 W. Venango
- JBJ Soul Homes, 1415 Fairmount Avenue
(opening winter 2013-2014)
- Rowan I, 2729-A W. Diamond Street
- Rowan II, 1901 N. Judson Street
- St. Columba, 4133 Chestnut Street
- St. Elizabeth's Recovery, 1850 N. Croskey St.
- Women of Change, 2042 Arch Street

Support Services & Programs

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

Businesses

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

Administration

215-232-7272

Homeless Outreach Hotline

215-232-1984

Human Resources Hotline

215-232-7219 x5200

www.projecthome.org

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PROJECT HOME

HOUSING, **O**PPORTUNITIES FOR EMPLOYMENT, **M**EDICAL CARE, **E**DUICATION



Photo by Harvey Finkel

At the Central Library of the Free Library, Yvonne Bailey (right) offers service at the HOME Page Café a social enterprise business that provides employment for our residents. On the left is Debbie O'Brien from Bank of America, which provided funding for the Café. For more information, see www.projecthome.org/cafe/homepage.php or call 215-320-6191.

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

