



Fiscal Year 2023

FY
23

ANNUAL
REPORT

projecthome.org

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



Annual Report Fiscal Year 2023

A closer look at ending chronic street homelessness in Philadelphia.

Project HOME Annual Report Fiscal Year 2023

projecthome.org/fy23-annual-report
info@projecthome.org

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



FY23

Annual Report Table of Contents

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Dear Project HOME Community,

Each new year provides an opportunity to reflect on the past year and look toward the future with hope, resolve, and renewed determination. It is time for us to share Project HOME's work, and the impact that we have made—together. It is also time to identify the new challenges and opportunities to make more progress on our goal to end and prevent chronic street homelessness in Philadelphia. Most importantly, it is an occasion to express our deep gratitude to you and the entire Project HOME family.

2023 was a year of unprecedented growth as we saw the opening of Inn of Amazing Mercy. This beautiful permanent supportive affordable housing is a recovery residence for 62 formerly homeless men and women, including an expansion of the Epstein Street Medicine program, which provides point-of-contact medical care to individuals experiencing homelessness.

We were also thrilled to announce a transformational partnership in May, The Estadt-Lubert Collaborative for Housing and Recovery. The public announcement of the \$25 million gift from MPOWER partners, Pam Estadt, a former trustee, and her husband, Ira Lubert, was a celebration full of hope and possibility. The Estadt-Lubert Collaborative is a city-wide initiative, partnering with Jefferson, Penn, and Temple, to address the crisis of people who are unhoused and experiencing the devastating effects of poisonous street drugs and chronic substance use.

In 2012, Leigh and John Middleton, through their amazing leadership and generosity, created "MPOWER," a community investment partnership that, in just over 10 years, has leveraged \$30 million into more than \$250 million. Thanks to Leigh, John, and all our MPOWER partners, who have built more units of permanent supportive housing in the last 10 years than we did in our first 25; a milestone we recently celebrated when we opened our 1,000th unit of permanent supportive housing with Inn of Amazing Mercy.

We have been so fortunate to build an extraordinary community of resident leaders who ground our work in the dignity and value of every person. This work would not be possible without our generous supporters who give of their time, talent, and treasure to advance our mission, or our incredible trustees, committee chairs, staff, volunteers, and partners. Each one of us remains motivated by our shared belief that we can bring an end to chronic street homelessness in Philadelphia. This powerful community of strength and hope is what will continue to drive Project HOME forward in the years to come.

There is no "I" only "We". No one can do it alone. We are thrilled that in over 35 years, Project HOME has grown into a national leader in addressing the root causes of homelessness and empowering individuals to break the cycle of poverty. Together, we have supported thousands of people on their journey home by providing affordable housing, employment, quality health care, and meaningful educational opportunities. We are eternally grateful for every member of this organization that continues to support our mission.

With warmest gratitude,

S. Mary Scullion
S. Mary Scullion
Executive Director

Joan Dawson McConnon
Joan Dawson McConnon
Associated Executive Director & CFO



The Vision of Project HOME

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

The Mission of Project HOME

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.

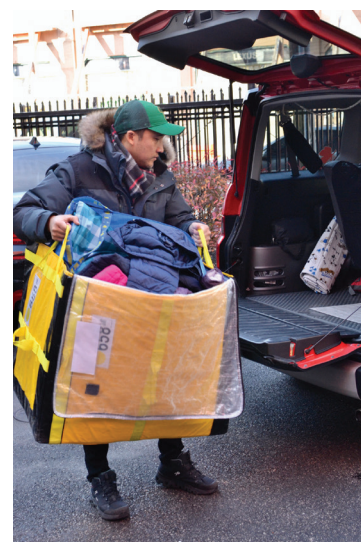
We strive to create a safe and respectful environment where we support each other in our struggles for self-esteem, recovery, and the confidence to move toward self-actualization.

Project HOME achieves its mission through a continuum of services 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 persons for more just and humane public policies.

Project HOME is committed to nurturing a spirit of community among persons 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 persons 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.

Stories from HOME

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News from HOME

Inn of Amazing Mercy Resident Shares Reflections and Encourages Healing

"I've never had keys to a door for my own spot until I lived here," said Rick. He explains the ongoing battle with substance use disorder and says having a positive and safe space has helped with healing. "I'm grateful for [Sister Mary Scullion and Joan McConnon]. They've done so much that's helped me change my life."

Rick came to the Project HOME community about three years ago at Sacred Heart Recovery Residence, before transitioning to The Inn in March 2023. He's struggled with fighting substance use disorder for more than half his life and says it's not something everyone can understand.

"People just think you want to feel high, but really you don't feel anything. It numbs everything out if you have emotional issues, it numbs it out if you have physical pain. It's the ultimate pain-killer. It really had me messed up for a long time. I missed a lot of opportunities and things that came my way in life in order to keep getting high."

But he kept fighting. A close friend was monumental in his steps toward healing. Rick also attributes the staff at Project HOME and says they gave him the necessary tools to begin making positive changes. "They gave me a bridge to change my life," said Rick.



- Rick, Resident, Inn of Amazing Mercy

"I can't even convey what this place has done for me. I love Project HOME, and I love the people that work here. There were times I wasn't the best person and people still loved me." - Rick, Resident, Inn of Amazing Mercy

Today, Rick has been maintaining a clean lifestyle for over a year. He receives regular treatments for substance use disorder and is working toward obtaining a career. Rick wants to use his experiences to help others and believes programs and permanent housing opportunities are essential for those in healing.

"They've changed the game about what's acceptable and what's not about helping people. Literally, there's no excuses. Take those two women [Sister Mary and Joan] and look what they built. If you want to help people, it can be done."

Stories from HOME

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News from HOME

Occupational Therapist Interns Lead Group Sessions at The Hub

The newest round of occupational therapist interns just started their summer internship at Hub of Hope. Janet Nguyen and Kyle Chang, graduate students at Thomas Jefferson University, are spending their summer weekdays organizing group sessions for people that come into Hub of Hope.

Candice Player, vice president of outreach services, says the sessions are a great way to keep visitors engaged while teaching them something new. "What I love is the way they combine the activities of daily living (ADL) that need work, where people need some support, with something fun."

Together they help the participants set and reach attainable goals. "It really does feel like such a tight knit community already. I feel a lot of support, a lot of love, a lot of faith in each other and the belief that we're all going places. The participants and all the staff." said Janet.

Twanda recently started receiving services and enjoys having a secure place to handle basic needs. "I was struggling because I couldn't really find no place to wash up or to change your clothes and people kept on saying go to the Hub." she said, "It gives you that half an hour to just do something fun. We get to make different perfumes. I've gotten [a pedicure], we played bingo for prizes. It's something that takes you out of the tragedy of being homeless."





FY23 Impact

In 2023, each of you played a part in bringing us closer to ending chronic street homelessness in Philadelphia.





FY 23 ANNUAL REPORT

Fiscal Year 2023

1,038

units of permanent, supportive, affordable housing

96%

of residents living in permanent supportive housing remained stably housed for one year or longer

315

new residents welcomed HOME



622

adults received supportive services to help achieve their career goals

179

adults earned income through Social Enterprise programs

178

adults completed certificates through Adult Education and Employment Programs



24,079

total visits to the Stephen Klein Wellness Center

3,326

total medical visits to the Hub of Hope

352

individuals received medication-assisted treatment for opioid use disorder



100%

of College Access Program students graduated from high school

100%

of high school graduates enrolled in post-secondary education

327

adults who participated in adult education courses



The Power of We

The following individuals and organizations have supported Project HOME financially during our 2023 fiscal year. We thank you for investing in our work to break the cycle of poverty and homelessness in Philadelphia. We have made

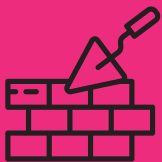
every effort to ensure the completeness and accuracy of this list. If you notice an error, however, please accept our sincere apologies and let us know by calling 215-309-5244 x5244.



Neighborhood

Connelly Foundation
 Ward and Kathy Fitzgerald
 Dr. Janet Haas and Mr. John O. Haas
 Hess Foundation, Inc
 Holt's Cigar Company
 The Honickman Family
 I Am The Vine Foundation
 The James and Agnes Kim Foundation
 Joan M. Wismer Foundation
 Robert and Suzanne Levin
 The Lubert Family Giving Fund
 Mr. Ira M. Lubert and Ms. Pam Estadt
 Ms. Megan Maguire Nicoletti
 and Mr. Sean O'Hara
 Maguire Foundation
 Leigh and John Middleton
 The Neubauer Family Foundation
 Oak Foundation

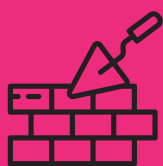
Origlio Beverage
 Otto Haas Charitable Trust
 PECO Energy Company
 The Pew Charitable Trusts
 Phillies Charities, Inc.
 Pine Street Group LP
 PNC Bank
 Raynier Institute & Foundation
 Renaissance Charitable Foundation, Inc.
 The Aileen K. and Brian L. Roberts Foundation
 Roberts Foundation
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 The William Penn Foundation
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 Sankey and Constance Williams



Block

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 American Online Giving Foundation
 Cencora Impact Foundation
 Caroline Alexander Buck Foundation
 Chan Zuckerberg Initiative DAF
 The Clara E. and John H. Ware Jr. Foundation
 Comcast NBCUniversal
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Department of Community
 & Economic Development
 Edward Atkins Trust
 Bonnie and Jay Eisner
 Envestnet, Inc.
 Estate of Hope I. Rosenlund
 Eugene Garfield Foundation
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 Gene and Marlene Epstein Humanitarian Fund



Block *cont.*

Ms. Elizabeth Gilbert
 Gordon Family Foundation
 Hagan Foundation
 Joyce and Michael Hagan
 Hilda & Preston Davis Foundation
 Howard Family Gift Fund
 Independence Blue Cross
 Independence Foundation
 Janssen Pharmaceuticals
 Mr. and Mrs. Matthew Kamens
 Mr. and Mrs. Donald Kimelman
 Klehr Harrison Harvey Branzburg LLP
 Mr. Stephen B. Klein
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Lincoln Financial Foundation
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 The Lurie Family Foundation
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 Penn Stainless Products, Inc.
 Pennsylvania Apartment Association
 Pennsylvania Voice
 Mr. Arthur M. Kaplan and Mr. R. Duane Perry
 Pine Tree Foundation
 Silicon Valley Community Foundation
 State Street Foundation
 Temple University
 United Way of Greater Philadelphia and
 Southern New Jersey
 van Ameringen Foundation, Inc.
 The W.W. Smith Charitable Trust



Building

Anonymous (2)
 The Anne M. and Philip H. Glatfelter,
 III Family Foundation
 The 1830 Family Foundation
 Mr. John R. Alchin and Mr. Hal Marryatt
 Armstrong Foundation
 Bank of America
 William and Debbie Becker
 Mr. George P. Boyle Jr.
 Bristol-Myers Squibb Foundation
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 The Brodsky Foundation
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 Cencora, Inc.
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 Sheila and John Connors
 David V. N. Taylor Foundation
 Delta Dental of Pennsylvania

EFM Foundation
 Estate of Diane M. Yonke
 Estate of Margaret Healy
 Ms. Rosemarie Forst
 Fox Chase Bank Charitable Fund
 GLBT Fund of America
 Hamilton Family Charitable Trust
 The Honickman Foundation
 The John B. Rosenthal Foundation
 The Kevin and Kathryn Karpuk Charitable Fund
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 Linda Richardson Foundation
 Nathaniel H. Mayer M.D.
 Michael Fields and Francie Middleton
 The MKM Foundation
 Nararo Foundation
 Ms. Kathleen O'Connor
 Philadelphia Foundation
 Norma and Larry Reichlin
 Mr. Andrew Remick

Your Impact



Building *cont.*

Ms. Linda Richardson
 and Mr. Steven H. Korman
 The Stanley and Lucy Lopata
 Charitable Foundation
 Subak Family Foundation
 TD Charitable Foundation
 Tiedemann Advisors Charitable Gift Fund
 Vanguard Group Inc.
 The Vert Charitable Trust
 W. O'Neil Foundation



Garden

Anonymous (3)
 AlchemLife USA
 Mr. and Ms. Gregory Alexander
 Altman Philadelphia Fund
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 Mr. and Mrs. Vincent Anderson
 Anne Jeffrey Wright Family Foundation
 Carole and James App
 Arlene Kelly Donor Advised Fund
 Jim and Janet Averill
 Mr. Raymond Baran
 Baron Family Fund
 The Becket Family Foundation
 The Benevity Community Impact Fund
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 Dr. Darrell Boyd
 Braithwaite Communications
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 Brian Communications
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 The Brind Foundation
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 Bryn Mawr Racing Co.
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 Burlington Stores Foundation
 Mr. Paul Buttner and Mr. Lawrence Scharf
 Dr. Jo Buyske
 Carl and Ruth Shapiro Family Foundation
 Mr. Jeffrey C. Cepull and Dr. Lynne A. Hunter
 Cestone Family Foundation
 Edward and Sheila Chacker
 CHG Charitable Trust
 Ms. Susan Cino
 The Clayman Foundation
 Claneil Foundation, Inc.
 Clarence A. Rowell Charitable Trust
 Clarence J. Venne Foundation



Garden *cont.*

Nancy Clark

Dan Comer

The Cottage Bridge Foundation

Cozen O'Connor

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Ms. Margaret F. Cristofalo

Mr. Charles Cycon

Danbro L.P.

Mr. and Mrs. Stephen J. D'Angelo

Ms. Margaret Darby

Ms. Marianne Dean

Delphi Project Foundation

Mrs. Sue Denenberg

Tobey and Mark Dichter

Mrs. Ineke M. Dikland

Mr. and Mrs. John C. Dodds

Ms. Laura Kaiserman Dupouy

E. Walker Mulherin, Jr. Fund

The Edward & Alexis Pappas Family Fund

Elliott-Lewis Corporation

Elmer Roe Deaver Foundation

Dr. Mary Ersek

The Estate of John J. Downes

Mr. William H. Ewing, Esq.

Exelon

First Cornerstone Foundation

Mr. and Mrs. Sean L. Forman

Fox & Roach Charities

Mr. William A. Harvey, Esq.

and Ms. Sharon E. Gallagher

William Gerath and Amelia Summerell

Give Lively Foundation

Mr. and Mrs. Jerome R. Glickman

Mr. and Mrs. David Glickstein

Goshen Hill Foundation

The Harry and Catherine Halloran Family
Foundation

Mr. John Janda and Ms. Kelley A. Grady

The Graham Company

Greater Philadelphia Chamber of Commerce

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Mr. and Mrs. Jim Groch

Mr. Geoff Gusoff

Thomas Forst and Monica J. Haeussler Forst

Mrs. Kay Halloran

Mr. Daniel W. Hansen

Mr. William A. Harvey, Esq.

and Ms. Sharon E. Gallagher

Ms. Doris Heise

Henry L. Kimelman Family Foundation

Ms. Kristin Houston

Mr. Jeffrey C. Cepull and Dr. Lynne A. Hunter

J&L Building Materials, Inc

The Jake Foundation

The James & Janet Averill Charitable Fund

Mr. John Janda and Ms. Kelley A. Grady

Jess and Eric Wassail Giving Fund

The Joan W. Mackie Charitable Fund

Joanne M. Berwind Fund

Dr. and Mrs. John Johannes

Dr. and Mrs. John Johannes

John P and Anne Welsh McNulty Fund

John Templeton Foundation Donation Fund

The Jones Family

The Joseph and Gene Swedish Family Foundation

Dr. Nancy and Mr. Shahir Kassam-Adams

Kathleen and Jim Lynch Education Foundation

The Kelley A. Grady & John D. Janda Fund

Kelsey Family Foundation

Kerr Family Foundation

Mr. and Mrs. Bradley Korman

Mr. and Mrs. Michael Krancer

Ms. Emily M. Krohn

Labcorp

LARK Family Fund

Ms. Lori Lasher

Laura J. Niles Foundation

Meredith Laurence and Anne Symes

Tom and Mary Lear

The Lenfest Institute for Journalism

Your Impact



Garden *cont.*

Leo & Peggy Pierce Family Foundation

The Lida Foundation

Life Science Cares

Lindo Foundation

Ms. Judith Long

Mr. and Mrs. Roger A. Lopata

Dr. Deborah Luepnitz

Mrs. Judith Z. Lynch

Dr. Janice Fanning Madden

Mr. and Mrs. Gerald J. Maginnis

Mr. Robert M. McAlaine

Mr. and Mrs. Edward McCauley

McDonald Building Company LLC

McKinsey & Company

The MacWatts Fund

The Megan Nicoletti Family Fund

Merrill Lynch, Pierce, Fenner & Smith Inc.

Meta

The Metzger Family Foundation

The Michael and Sarah Peterson Giving Fund

Mignon and Jim Groch Fund

Eric and Chloe Mohr

Mr. and Mrs. Michael J. Moran

Morris Charitable Trust

Mr. Michael J. Morris

Mr. Stephen J. Morse

MSA Family Fund

Mr. and Mrs. Suneel Nagada

Nationwide Energy Partners

Mr. Luke Nicolaides and Dr. Anna Nicolaides

Dr. and Mr. Anna Nicolaides

Mr. Edward O'Connor and Mrs. Laurel Berger

O'Connor

Pat and Alicia O'Grady

Osage Industries, Inc.

The Panama Street Fund

Alexis and Ed Pappas

Penn's Way

Ms. Jane G. Pepper

Philadelphia 76ers

Philadelphia Area Combined Federal Campaign

Philadelphia Insurance Companies

Mr. Christopher Pikula

Polly A. Levee Charitable Trust

Dr. Carol Raviola

The Raymond Klein Charitable Foundation

The Reichlin Family Foundation

Mr. Tom Reid

The Remington Fund

Rick and Chloe Mohr Charitable Fund

Robert Wood Johnson Foundation

Ms. Linda E. Robertson

The Robinson Family Fund

Ms. Elizabeth J. Romano

Mr. Tilghman C. Rouse

The Rouse Family Charitable Trust

Clarence A. Rowell

The Ruth and Peter Metz Family Foundation

Samuel Tabas Family Foundation

The Sanchez Dooner Charitable Fund

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Mr. Lawrence Scharf and Mr. Paul Buttner

Judith and Peter Schlett

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Ms. Mary Sexton

Irene Shabel

Ms. Jenna Shanis and Mr. Steven Jaffe

Mrs. Deborah Z. Shively

Mr. Gregory Alexander

and Ms. Marla K. Shoemaker

The Sidewater Family Foundation Inc

Southeastern Pennsylvania Transportation Authority

Mr. and Mrs. Gregory Stahl

The Starbucks Foundation



Garden *cont.*

Susan and Simon Mather Charitable Fund

T. Goodrow and D. Kistner

Mr. Brian Tierney

TN Ward Company

Mr. and Mrs. Bruce Toll

Transit Builders Trust

TruMark Financial

Paul and Christine Tufano

UHS of Pennsylvania Inc.

Ms. Alexandra Vadas

Mr. David A. VanHorn III

Vincent and Veronica Anderson Fund

Ms. Elizabeth J. Walker

Ms. Martha Wallace

The Wallace Giving Fund

Ms. Kerry Ward

Mr. Duncan Watts and Dr. Meredith MacGregor

Mr. and Mrs. Patrick Welde Jr.

Anne Welsh McNulty

The William and Debbie Becker Fund

Mr. William W. Wilson and Ms. Lynne Warne

The Winger Fund

The Wisteria Foundation

Mr. John Wojcik and Ms. Jennifer Pogoriler

Mr. William D. Enscoe and Mrs. Sara L. Woods

WSFS Bank

The Wurster Family Foundation

Wyncote Foundation

The Zeldin Family Foundation

Stories from HOME

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News from HOME

Project HOME Adult Learner Creates Podcast Channel

Meet Joyce, a student in the Adult Education Program at The Honickman Learning Center Comcast Technology Labs (HLCCTL). Recently, she launched her very own podcast called "Traveling Explorations: My Journeys Beyond Retirement." The podcast dives into Joyce's life travels and personal experiences, with a message to encourage others to take advantage of retirement and be adventurous. The episodes range from 20 to 40 minutes, and she comes to HLCCTL prepared with a detailed script and notes for recording.

Joyce began attending our Intro to Podcasting class from January to February 2023 and quickly decided she wanted to create her own channel. The class teaches students all aspects of launching a podcast channel, brainstorming topics, interviewing techniques, outline and script writing, audio equipment, editing, and much more. They're also taught how to distribute their content to online platforms like YouTube, Spotify, Apple Podcasts,

and Amazon. Throughout the year, the Project HOME Music Production Studio offers Open Lab hours to students, both past and present to book sessions to continue working on their music and podcasts.

Joyce has spent countless hours this summer at their studio, perfecting her craft, creating original artwork, and sharing her stories with listeners. The staff works with her to find music to accompany each episode and upload the completed project to all online platforms. Most recently, she's been working on an episode that documents her parents' lives through meaningful items she rediscovered in her childhood home. When Joyce isn't curating her podcast, you can find her dabbling with photography, sewing, or hitting the gym. She believes it's never too late to learn something new and challenge yourself.



Our classes and programs are designed to increase the employability and earning potential of our adult learners. Visit our events calendar to learn more about upcoming classes and opportunities.

Stories from HOME

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News from HOME

Former Project HOME Youth Shares Path to Success

Miles Smith Jr. remembers when Project HOME began to establish a presence in his North Philadelphia neighborhood, when our co-founders Sister Mary Scullion and Joan McConnon along with people with lived experience of homelessness began working to talk with local leaders about a vision for ending homelessness and alleviating poverty.

Miles began going to the Helen Brown Community Center—then known as St. Elizabeth’s Community Center and called “The Rectory” by folks from the neighborhood—after school and whenever he had free time. “The Rectory on 23rd Street literally served as a place for you to experience what life could be like outside of the world that we were already living in. My mother and her sisters made sure that Helen Brown was like a part of my life.”

Miles graduated in 2009 with a Bachelor of Arts degree in anthropol-

ogy, sociology, psychology, and a minor in prelaw. He loved being on the basketball court and aspired to teach and mentor others the way his community helped him. “When I was young, I always had a desire to learn. At every stage in my life, I had great teachers.”

In January 2023, Miles embarked on his latest professional leap at Princeton University as their Associate Athletic Director of Diversity, Equity, and Inclusion. “It’s a lot of strategic planning, educational programming, and analyzing data to engage in transformational learning.” Miles goes on to say the core purpose of this position is to build sustainable relationships, something he’s been passionate about achieving in all aspects of life.

Throughout his personal and professional journey, Miles says one of his most memorable lessons learned was from his time at Project HOME.



“If I can sum it up, in one word, it would be grace. Which is something that I think I’ve seen consistently. Throughout my time growing up, North Philly was a crazy place, but there’s so much beauty in it. And individuals like Helen Brown and organizations like Project HOME represent that beauty so small in such a big city.”

- Miles Smith Jr.

OUR LOCATIONS



MPOWER PROJECTS



CURRENT PROPERTIES



HOMEOWNERSHIP RESIDENCES



1515 Fairmount Avenue
(48 units)
Philadelphia, PA 19130



1523 Fairmount Avenue
(6 units)
Philadelphia, PA 19130



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



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




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



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



James Widener Ray Homes
(53 units) 
2101 W2 Venango Street, Philadelphia, PA 19140



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



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



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



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



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



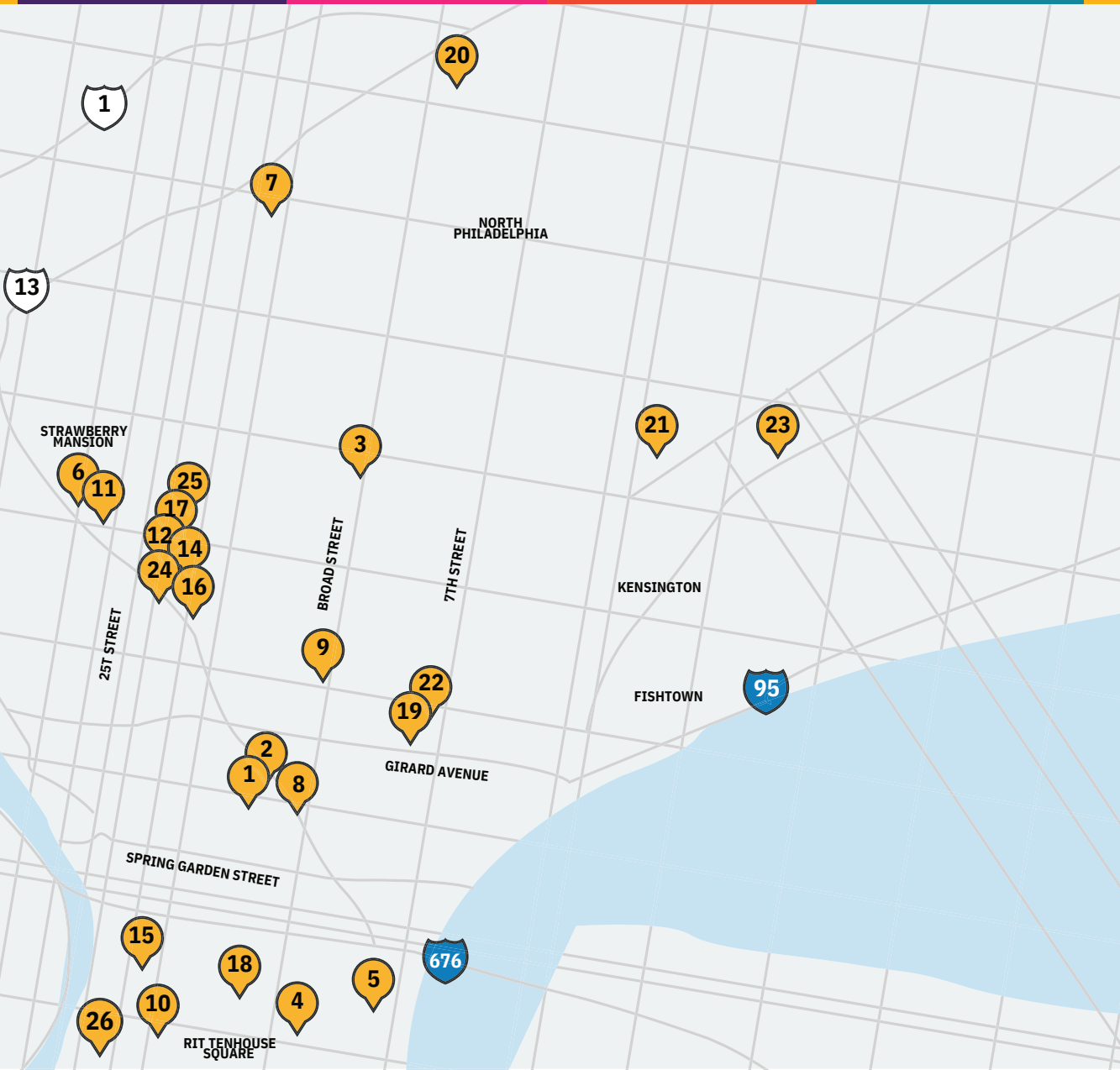
St. Columba
(40 units)
4133-9 Chestnut Street, Philadelphia, PA 19124




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




Women of Change
(25 units)
2042 Arch Street, Philadelphia, PA 19107



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



21 **Inn of Amazing Mercy**
 (62 units) 
 1115 E. Huntingdon Street, Philadelphia, PA 19125



17 **Honickman Learning Center**
Comcast Technology Labs
 1936 N. Judson Street, Philadelphia, PA 19121




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




18 **Hub of Hope**
 16th St. & JFK Blvd, Philadelphia, PA 19102



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



19 **Peg's Place**
 (40 units) 
 1301 N. 8th Street, Philadelphia, PA 19122



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



20 **Sacred Heart Recovery Residence**
 (62 units)
 1315 Hunting Park Avenue, Philadelphia, PA 19140



25 **Homeownership Residences**
 (49 units)



Joyce's Place
 (40 units) 
 4849 Parkside Avenue, Philadelphia, PA 19131

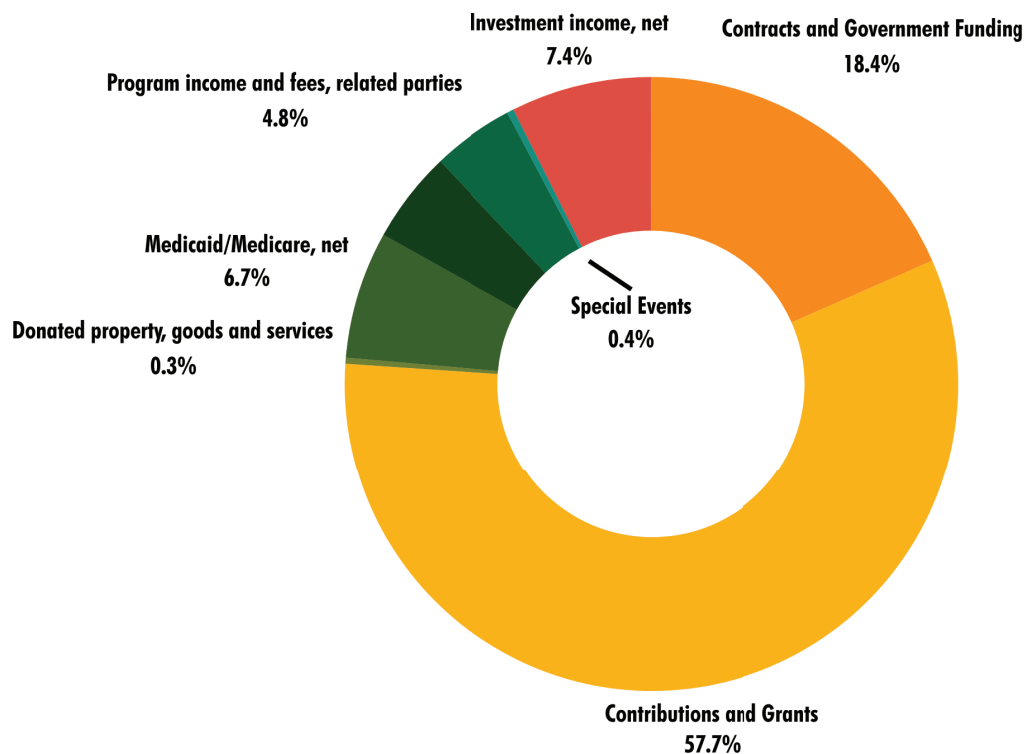


All financial information is preliminary

Financial Information

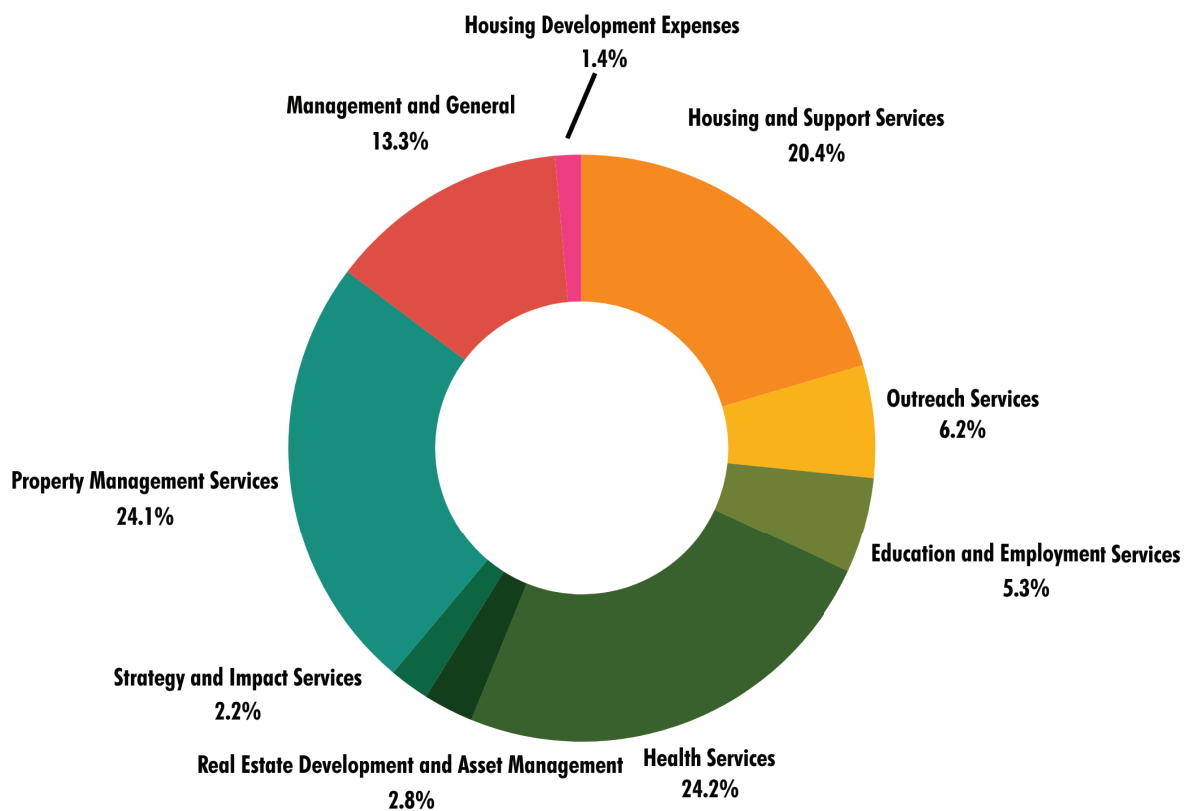
FY 2023

Fiscal Year JULY 1, 2022 TO JUNE 30, 2023	
Operating Revenue	
1. Contracts and Government Funding	\$14,249,789
2. Contributions and Grants	\$44,633,586
3. Donated property, goods and services	\$243,514
4. Medicaid/Medicare, net	\$5,184,595
5. Program income and fees, related parties	\$3,742,938
6. Program income and fees, other	\$3,354,093
7. Special events	\$278,838
8. Investment income, net	\$5,717,909
Total	\$77,405,262



Financial Information FY 2023 continued

Fiscal Year JULY 1, 2022 TO JUNE 30, 2023	
Operating Expenses	
1. Housing and Support Services	\$8,422,310
2. Outreach Services	\$2,558,420
3. Education and Employment Services	\$2,178,708
4. Health Services	\$9,995,311
5. Strategy and Impact Services	\$905,144
6. Real Estate Development and Asset Management	\$1,138,486
7. Property Management Services	\$9,956,645
Supporting Services	
8. Management and General	\$5,481,964
9. Fundraising and Communications	\$1,965,314
Non-Operating Expenses	
10. Housing Development Expenses	\$592,191
Total	\$43,194,493



Fiscal Year 2023: Our Board

Board of Trustees | Board Emeritus | Board Chairs

Current Board of Trustees

Joanne Berwind

Jeff Cook

Joan Dawson-McConnon, CPA* | Treasurer

Caitlin Ferry

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Joyce Hagan

Hank Hockeimer | Vice Chairperson

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Juanita Jones

John McDonald

Leigh Middleton

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Megan Maguire Nicoletti

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