

**UNTIL
ALL
ARE
HOME**



ANNUAL REPORT

FISCAL YEAR 2024



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over the last three decades, and inspiring to think of the impact we’ve had across Philadelphia and beyond.

Last year also marked the conclusion of our historic Home Is Where The Start Is comprehensive campaign – the most successful fundraising effort in Project HOME’s history. Over nearly five years, the campaign raised \$130 million through philanthropic partnerships, foundations, and donors to support capital projects, operating costs, and endowments, exceeding its initial goal of \$118 million. This historic fundraising effort has been leveraged to secure an additional \$127 million in public funds through government programs and grants to further support housing, employment, healthcare, and education initiatives.

Over the last year – and the last 35 years – we have shared so many struggles and triumphs, ultimately becoming a national model for ending and preventing homelessness. At the same time, we know that there is still so much to be done. Homelessness remains a defining crisis of our time, and we are committed to working every day to help all of us to attain our fullest potential as individuals and as members of the broader society.

Dear Project HOME Community,

2024 was an important year of celebrations, transitions, and milestones. It is my honor to take time with you to look back at all we’ve accomplished together. We know we could not have accomplished it all without the enduring support of our entire Project HOME family, and we’re grateful for your ongoing belief in our work.

This year, I joined Project HOME as President and CEO. Assuming this role has been a defining turning point of my life and a full-circle experience. I have a lifetime of learning and experiences that have brought me to this position, and I come to work every day excited to work with our entire beloved Project HOME community.

I joined the Project HOME family at a pivotal moment for our organization. 2024 marked Project HOME’s 35th anniversary. We commemorated that milestone throughout the year, including a gala celebration where we raised \$7.6 million with the help of Joe Biden, Lily Tomlin, Jon Bon Jovi, the Phillie Phanatic, and countless supporters and visionaries. It’s incredible to think of all the ways our organization has grown

As I think about the future of Project HOME, I am filled with optimism and hope. Sister Mary and Joan left an inspiring legacy and there is no doubt in my mind that together, we are up to completing the task before us. Our model works. Our organization is strong, as is our resolve. We enter 2025 and the next 35 years of Project HOME committed to the shared belief that none of us are home until all of us are home. We remain grateful for your support.

Until All of Us Are Home,

Donna Bullock, President and CEO

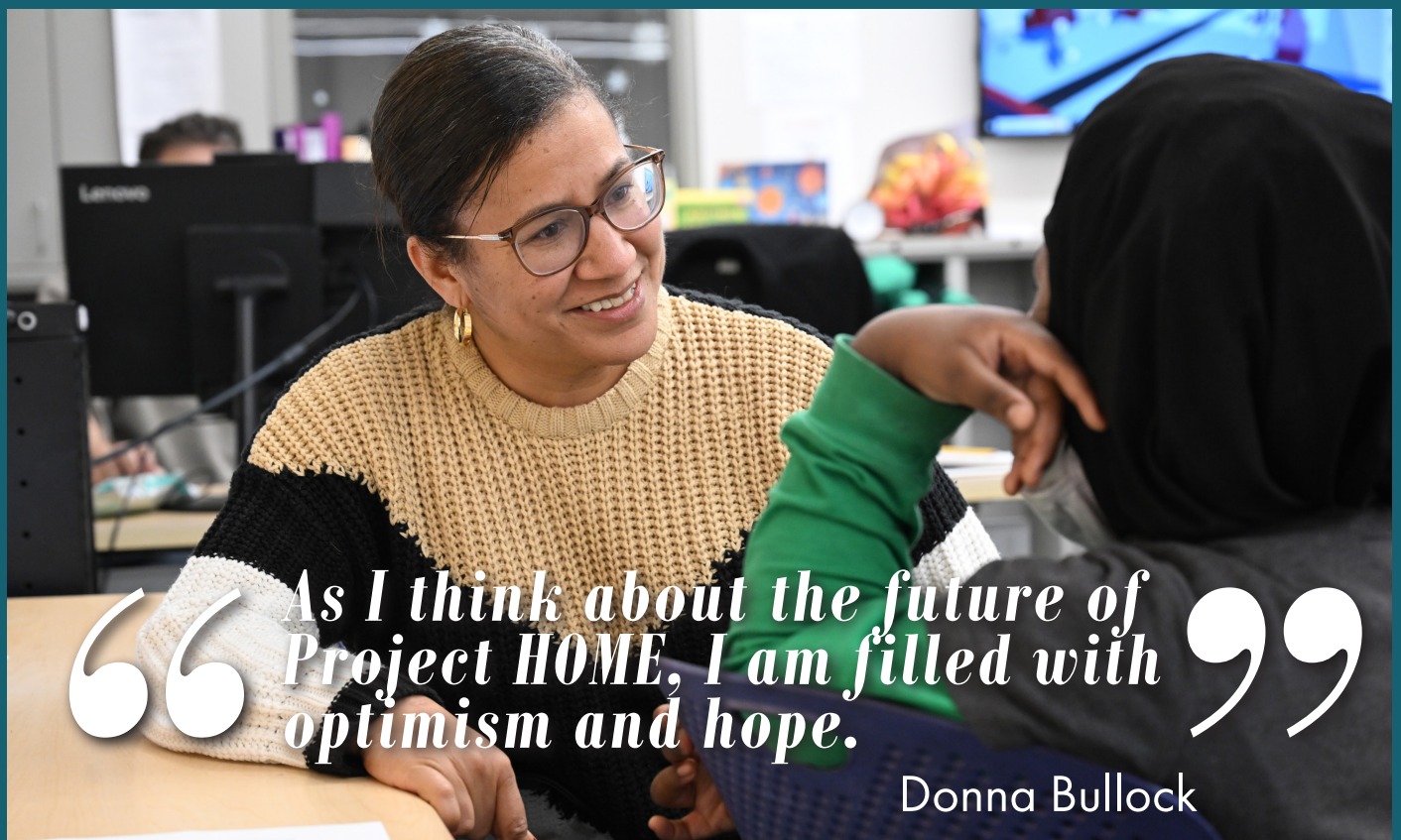
“Homelessness remains a defining crisis of our time, and we are committed to working every day to help all of us to attain our fullest potential.”

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.



“As I think about the future of Project HOME, I am filled with optimism and hope.”

Donna Bullock

1,038

total units of
affordable,
supportive housing

341

new residents
welcomed
HOME



98%

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

We exceeded the creation of 1,000 units of affordable housing across Philadelphia with the opening of **Inn of Amazing Mercy** in Kensington, enhancing our **Epstein Street Medicine Program** by serving as a hub for their work.



A Fresh Hope

Just four years ago, Neph's mornings, afternoons and nights were confined to the streets of Kensington. "It's hard," he remembers, "being outside with nowhere to go. You're on your own."

Today, Neph, a resident at Project HOME's Inn of Amazing Mercy, stands mere steps from those harsh memories, but a world away. "Sometimes, I pinch myself when I wake up," beams Neph. "because this feels too good to be true."

“Sometimes I pinch myself when I wake up, because this feels too good to be true.”

Neph



Our supportive housing programs at **our 20 residences offer permanent, affordable housing** for individuals and families who had been homeless. We currently have **109 new units in the pipeline.**



100%

of College Access Program seniors graduated from high school

89%

of high school graduates enrolled in post-secondary education

“

I think that the College Access Program is a testament to what a group of people can do when they believe that all of us are worthy of opportunities and access.

Liz Bryson
Director K-12 Education

”

\$105K

in scholarships awarded to College Access Program students



A Bright Future

Kimberly says she's learned a lot during her time at the Honickman Learning Center Comcast Technology Labs (HLCCTL) and thanks the teachers for helping her find her voice. "First and foremost, they helped me advocate for myself, which I think is very vital in the college space, because it's very different from high school. In the real world, you have to stand up for yourself and know how to speak up for yourself when needed." Kimberly headed to Temple University to pursue a degree in business in fall 2024.

"I just want to thank all the donors and the people that put their time and money into this wonderful program because it will not go to waste, I promise, because this program is truly great."



\$1.9M+

in competitive wages earned by Adult Education and Employment participants

386

adults participated in adult education courses

723

adults received supportive services to help achieve their career goals

\$17.47

average hourly wage for Adult Education and Employment participants



A Leg Up: Allen's Story

Shortly after becoming a resident, I was introduced to employment services, and tried a couple of different things before landing at Project HOMEbooks, a Project HOME Social Enterprise business. It was a pilot program that really took off. Over five years later and we've sold more than 3,000 books.

Recently, I was promoted to the social enterprise coordinator. In my 42 years of life, this is the longest job I've ever had and I'm thankful for these opportunities to grow here at Project HOME.

84

adults earned income through Social Enterprise programs

Allen (below), a former resident and current Social Enterprise coordinator, working in Project HOMEbooks, shared his story recently at the **Christopher J. Seward Residence** renaming ceremony.



24,937 2,917

total visits to
Healthcare
Services

total healthcare
visits at the Hub of
Hope

333

individuals
received
medication
assisted treatment
for opioid use
disorder



Treating the Whole Person

Our Epstein Street Medicine Program's work to provide quality care to persons with physical ailments, like open wounds, has been well documented. But we understand that physical health and emotional and mental health are inseparable.

Experiencing homelessness can cause trauma, regardless of a person's earlier mental health condition. "It is a very significant experience for some people, and it sticks with them for years, often, even after they get housing," said Elizabeth "Liz" Frasch,

our psychiatric nurse practitioner. "It's important always to look at somebody holistically. Mental health is as important as physical health and their safety and security. We have to look at it all."

Liz encourages everyone to find time for themselves and engage in a self-care activity or hobby to support a healthy headspace. "I love my patients, and I love seeing them grow. There's a lot of opportunities for growth for all of us."



“

They make each person feel important just like you're supposed to. That's what I like about it here. Everybody listens.

”

Ellen
Patient, Stephen Klein
Wellness Center

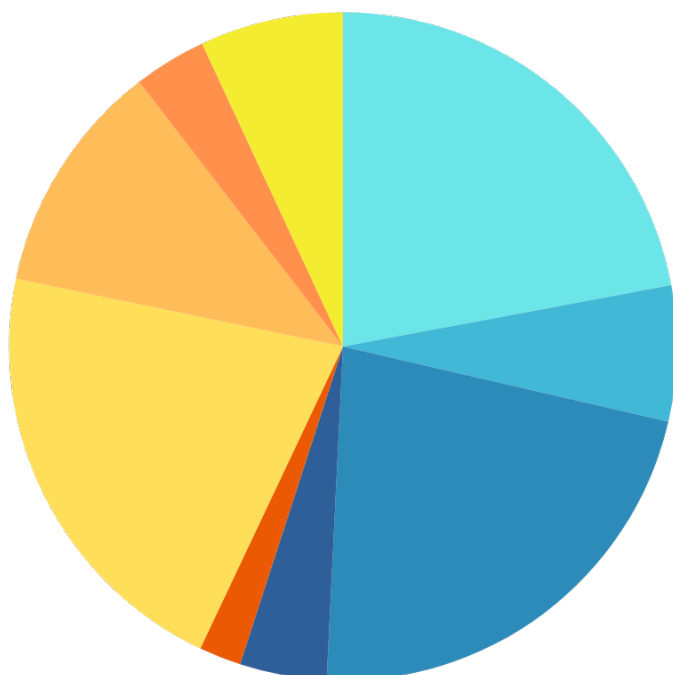
Fiscal Year JULY 1, 2023 TO JUNE 30, 2024

REVENUE, GAINS, OTHER SUPPORT



Contracts, government funding	\$14,751,656
Contributions and grants	\$18,912,089
Donated property, goods and services	\$1,065,040
Medicaid/Medicare, net	\$5,824,282
Program income and fees, related parties	\$4,426,759
Program income and fees, other	\$3,675,786
Investment income, net	\$8,138,473
Special events	\$6,356,142
TOTAL	\$63,150,227

EXPENSES



Supportive housing operations	\$10,823,874
Outreach services	\$3,212,883
Health services	\$10,874,087
Education, employment, neighborhood services	\$2,063,877
Real estate and asset management	\$1,001,323
Property management services	\$10,410,208
Management and general	\$5,541,934
People and culture	\$1,726,445
Development and communication	\$3,401,311
TOTAL	\$49,055,942

The Power of We

The following individuals and organizations have supported Project HOME financially during our 2024 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.

NEIGHBORHOOD

- | | | |
|--|--------------------------------------|--|
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| Connelly Foundation | Stephen B. Klein | The Pew Charitable Trusts |
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| Department of Community & Economic Development | The Lubert Family Giving Fund | The Phillies |
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| Holt's Cigar Company | Origlio Beverage | Sankey and Constance Williams |
| The Honickman Foundation | Otto Haas Charitable Trust | William Penn Foundation |
| HFGF | Pennsylvania Housing Finance Agency | |
| I AM The Vine Foundation | Ms. Amelia Q. Riley | |
| The James and Agnes Kim Foundation | | |



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The Brodsky Foundation
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Vanguard Charitable



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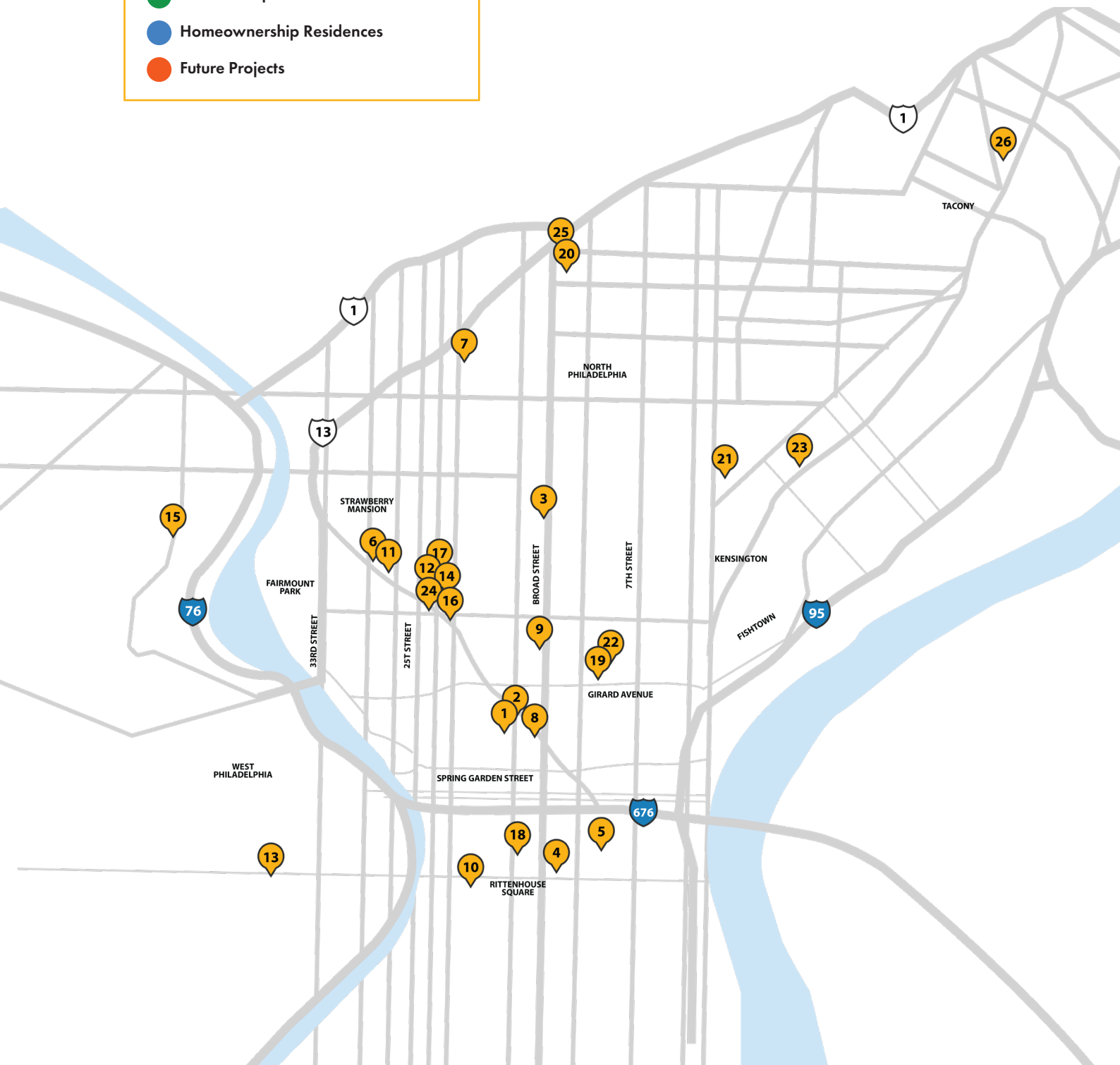
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-  MPOWER Projects
-  Current Properties
-  Homeownership Residences
-  Future Projects




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 2025 New Residence
(45 units)
4215 N. Park Avenue, Philadelphia, PA 19140

26 2028 New Residence
(44 units)
4912 Griscom Street, Philadelphia, PA 19124

A young girl with braids is the central focus of the image. She is wearing a t-shirt with a tiger face graphic and is positioned on a playground structure with red railings. The background is bright and sunny, with green foliage visible. The text is overlaid on the right side of the image.

PROJECT **HOME**



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