

# Development and Design to End Homelessness in Philadelphia

Presented to the  
**DESIGN ADVOCACY GROUP**



September 5, 2019

Development and Design to End Homelessness in Philadelphia

## Presenters

Janet Stearns

Vice President of Real Estate Development and Asset Management, Project HOME

Matt Bartner

Principal, Kitchen and Associates

Megan McGinley

Project Manager, Kitchen and Associates

## Today's Agenda

- Who is Project HOME, and what do we do?
- Strategic factors in real estate development at Project HOME
- What differentiates Project HOME's development efforts?

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## About Project HOME

30 years empowering individuals to break the cycle of poverty and homelessness through

- Affordable housing
- Employment
- Health care
- Education



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## About Project HOME

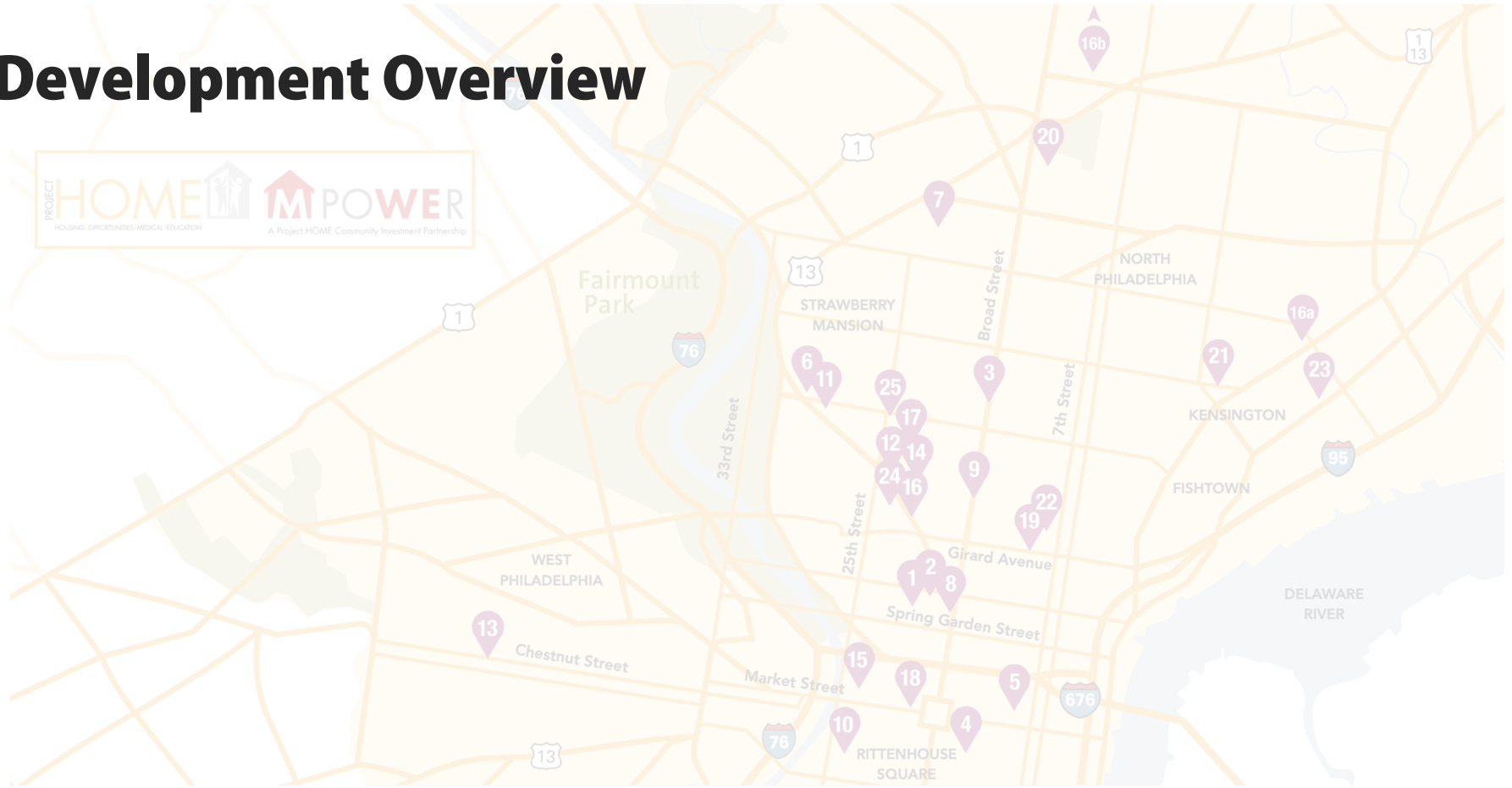
In Philadelphia...

- The highest deep poverty rate among 10 largest US cities
- The lowest number of people living on the street among those cities

**“None of us are home  
until all of us are home”**



# Development Overview

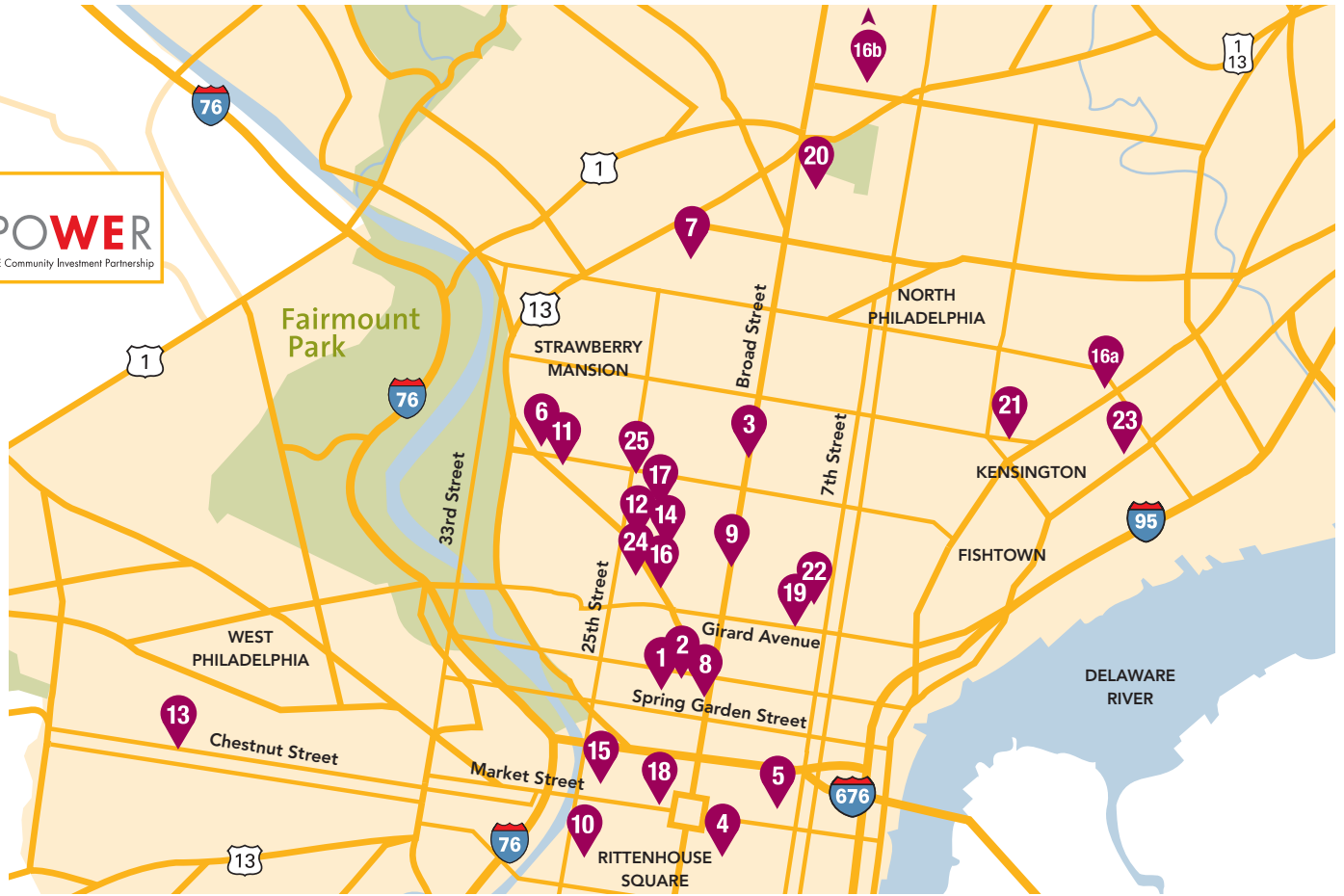


# Development and Design to End Homelessness in Philadelphia



1. 1515 Fairmount Avenue • (48 units)  
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 and II • (22 units)  
2827-28 W. 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  
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9. Kairo's House • (24 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 beds)  
4133-9 Chestnut Street  
Philadelphia, PA 19104
14. St. E's Recovery Residence • (24 units)  
1850 N. Croskey Street  
Philadelphia, PA 19121
15. Women of Change • (25 beds) 2042 Arch Street  
Philadelphia, PA 19103
- 16a. Prevention Point Philadelphia • 2913 Kensington Avenue  
Philadelphia, PA 19134
- 16b. Pathways to Housing • 5201 Old York Road  
Philadelphia, PA 19141
17. Homicide Learning Center • and 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 beds)  
1315 Hunting Park Avenue  
Philadelphia, PA 19140
21. Entry Level Recovery • Residence in Kensington (62 units)  
100 E. Lehigh Avenue  
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. Helen Brown Community • Center at St. Elizabeth's  
1845 N. 23rd Street  
Philadelphia, PA 19121
25. Homeownership Residences • (49 homes)

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



## **Strategic Development Factors**

### Capital funding

- Low Income Housing Tax Credits / PHFA

### Rent Subsidies

### Support Service funding



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# **Strategic Development Factors**

Property Selection

Meeting urgent needs

Redevelopment and Renovation

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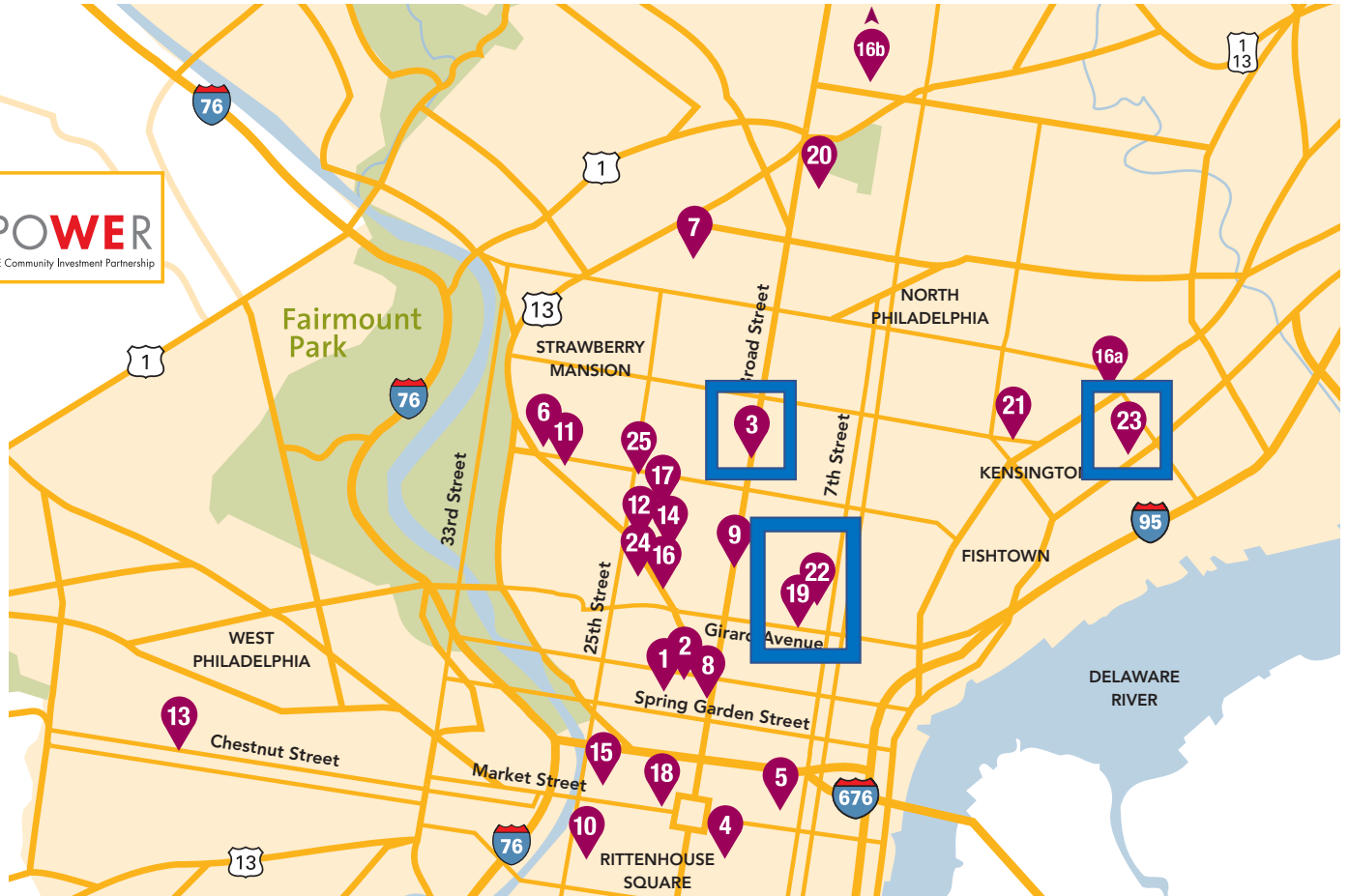
# Recent development

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## Recent development

Ruth Williams House at the Gene and Marlene Epstein Building  
2415 North Broad Street



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# Recent development

## Gloria Casarez Residence and Peg's Place 1300 Block North Eighth Street



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# Recent development

## Maguire Residence

1920 East Orleans Street (Kensington)



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# What differentiates Project HOME development?

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## Resident Services





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High-quality apartments

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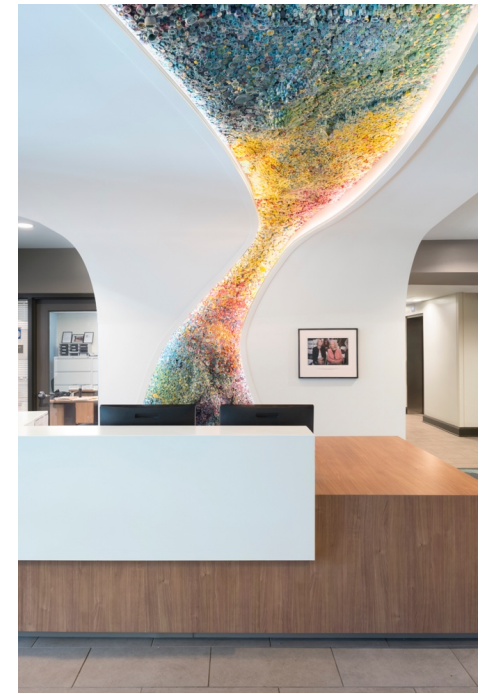
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A place that serves the mind, body, and spirit

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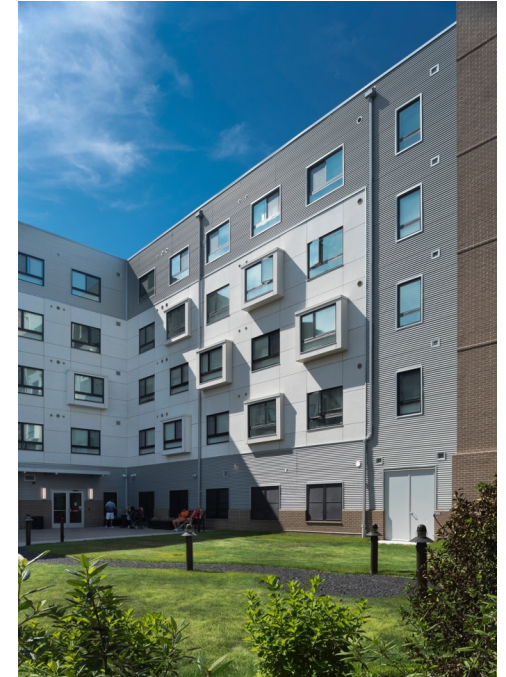
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# What differentiates Project HOME development?

A place that serves the mind, body, and spirit



# What differentiates Project HOME development?

## Sustainability

- Financial
- Environmental

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# Questions and Discussion



Community

"In a society where human bonds are often frayed by hyper-individualism, we have experienced the gift of community..."