

A photograph of a vibrant, diverse neighborhood. The scene is filled with colorful houses of various architectural styles, including brick, wood, and stucco. The houses are painted in shades of red, blue, yellow, and white. A paved path leads through the neighborhood, lined with lush green trees and bushes. The overall atmosphere is one of a healthy, supportive, and resilient community.

The Power of Place – Designing Supportive and Resilient Communities

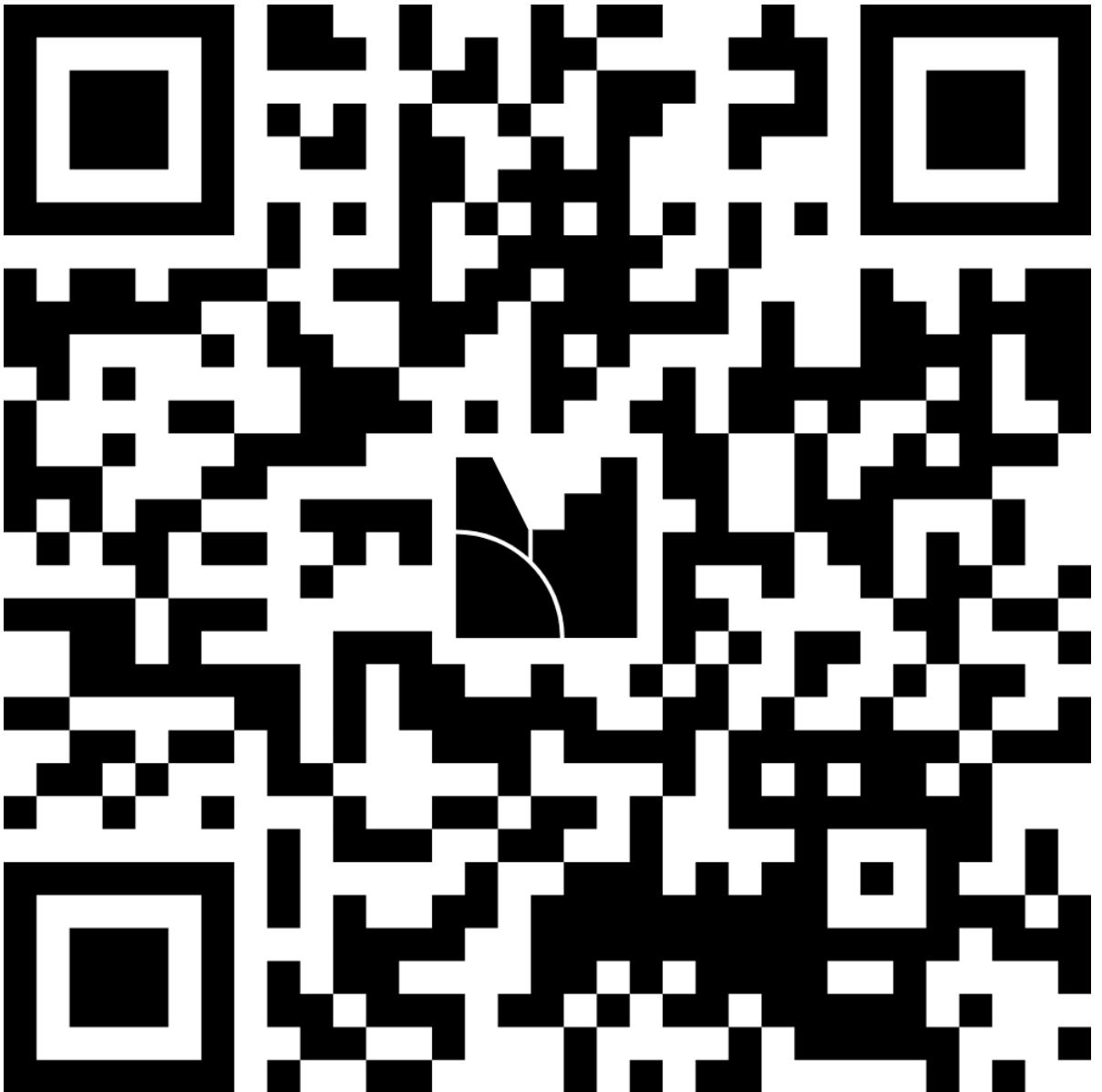
Homes Within Reach 2025

Introductions

- Christine Simiriglia | (she/her) | President and CEO | Pathways Housing Wellness Corporation
- Nancy Bastian | (she/her) | Managing Partner | CBP Architects
- Candice Player | (she/her) | Vice President of Advocacy, Public Policy and Street Outreach | Project HOME
- Jamila Harris-Morrison | She/her | Executive Director | ACHIEVEability
- Moderator: Brian McShane | (he/him) | Associate Director PA/NJ | Corporation for Supportive Housing

Questions?

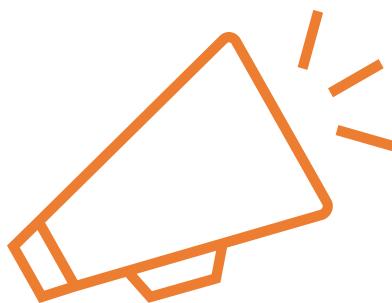
- What are you hoping that the panelists will cover or speak to?
 - Menti.com
 - Code:5284 1042
- **Questions we plan to address:**
 - How did your organization approach developing new housing opportunities?
 - When you consider new projects how do you ensure that these are projects that are of the community and help to give neighborhoods back to the people who live there?
 - When you consider the spaces that we are talking about building, what are the things that we should keep in mind?



How We Build Thriving Communities

We work with communities in three ways to help them move away from crisis response, optimize their public resources and ensure everyone has a place to call home.

WHAT WE DO



**POLICY &
ADVOCACY**



**TECHNICAL ASSISTANCE,
TRAINING, &
CONSULTING**



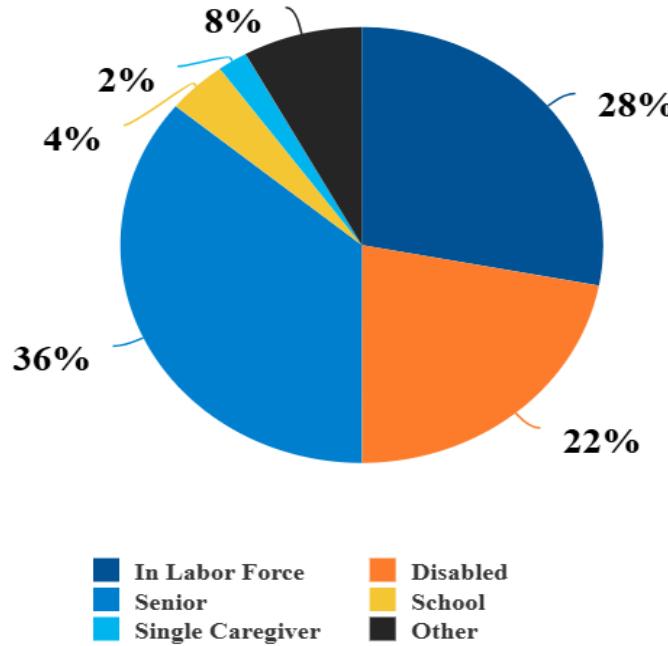
**LOANS & NEW
MARKETS TAX CREDIT
INVESTMENTS**



Contact brian.mcshane@csh.org for
assistance in PA

csh.org

EXTREMELY LOW INCOME RENTER HOUSEHOLDS



71%

Percent of extremely low income renter households with severe cost burden

\$31,090

Average income limit for 4-person extremely low income household

425,212
OR
26%

Renter households that are extremely low income

\$57,886

Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

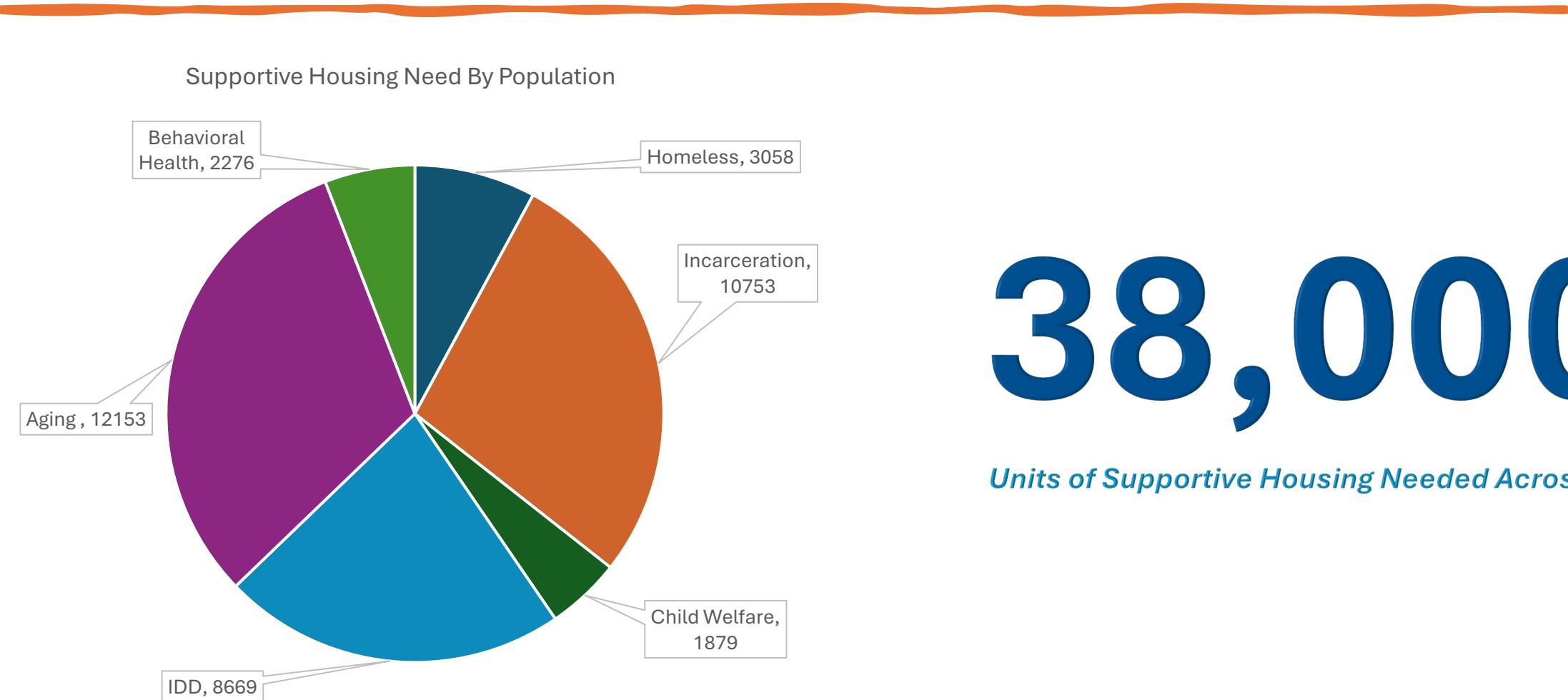
-253,422

Shortage of rental homes affordable and available for extremely low income renters

Affordable Housing in PA

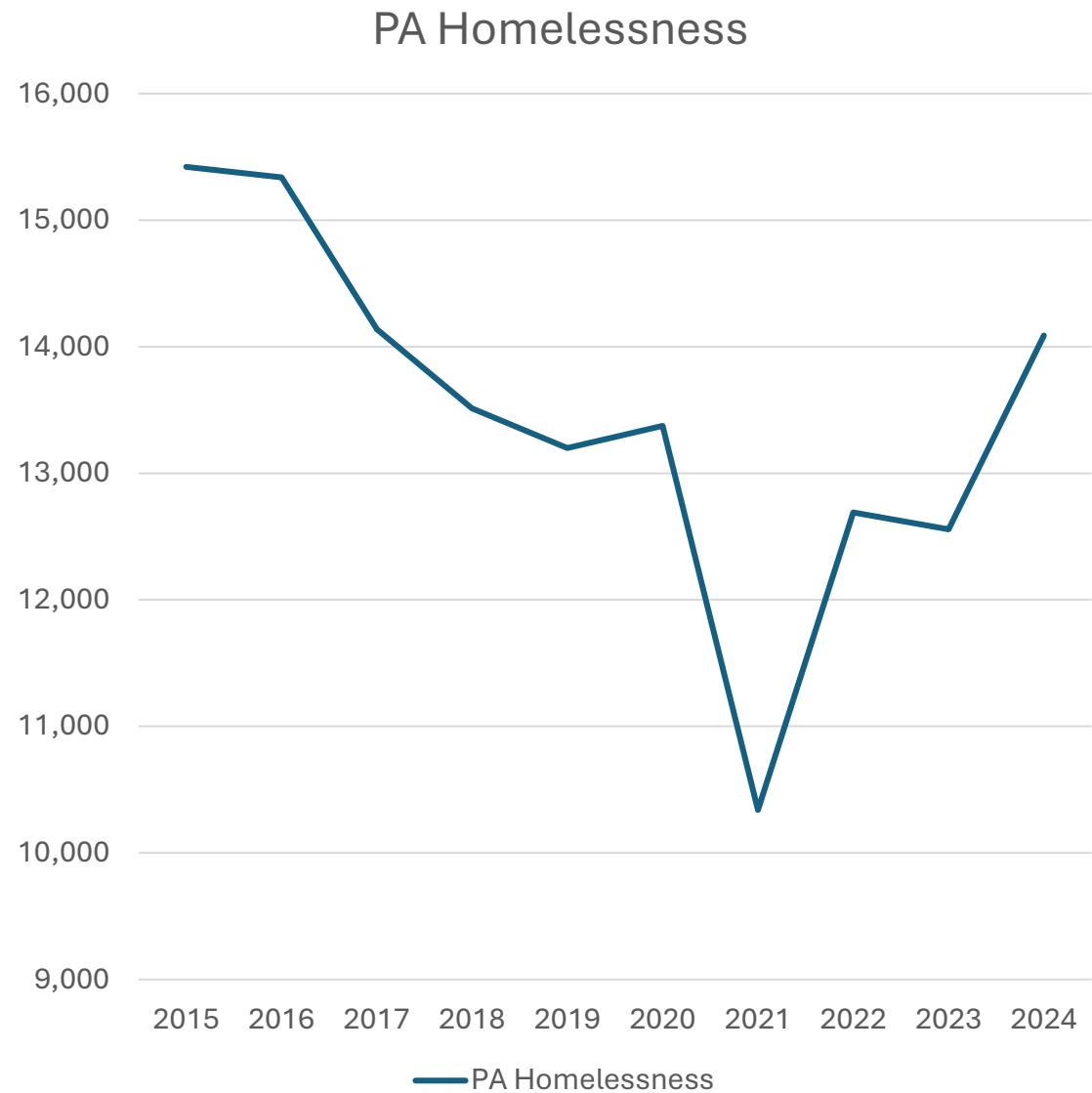
NLIHC - <https://nlihc.org/housing-needs-by-state/pennsylvania>

Supportive Housing in PA



Homelessness in PA

- More than 14,000 known to be homeless across PA -
<https://www.huduser.gov/portal/assets/ahar/2024-ahar-part-1-pit-estimates-of-homelessness-in-the-us.html>
- 2023-2024 (12% increase)



What is Supportive Housing?

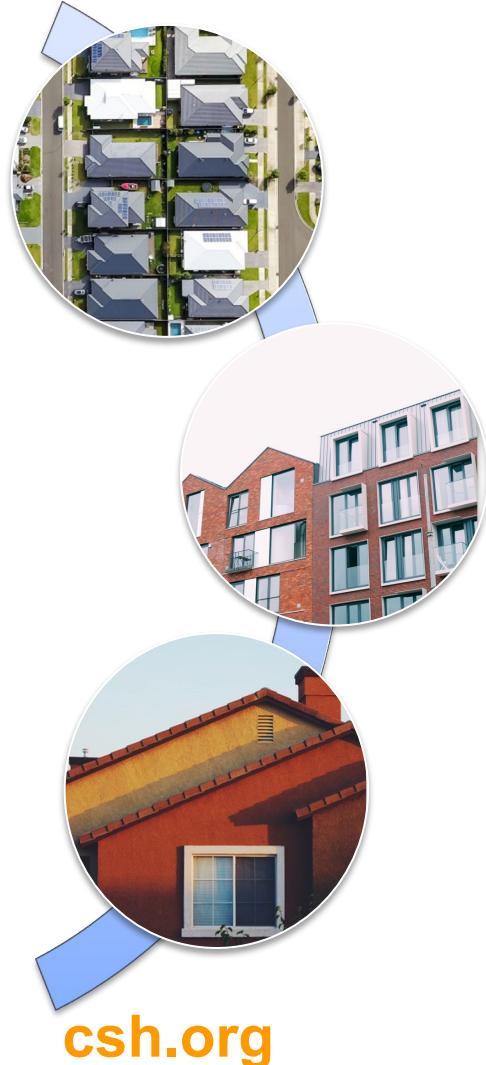
Supportive housing combines affordable housing with services that help people who face the most complex challenges to live with stability, autonomy and dignity.

Supportive Housing Models

Single
Site/Site-
Based

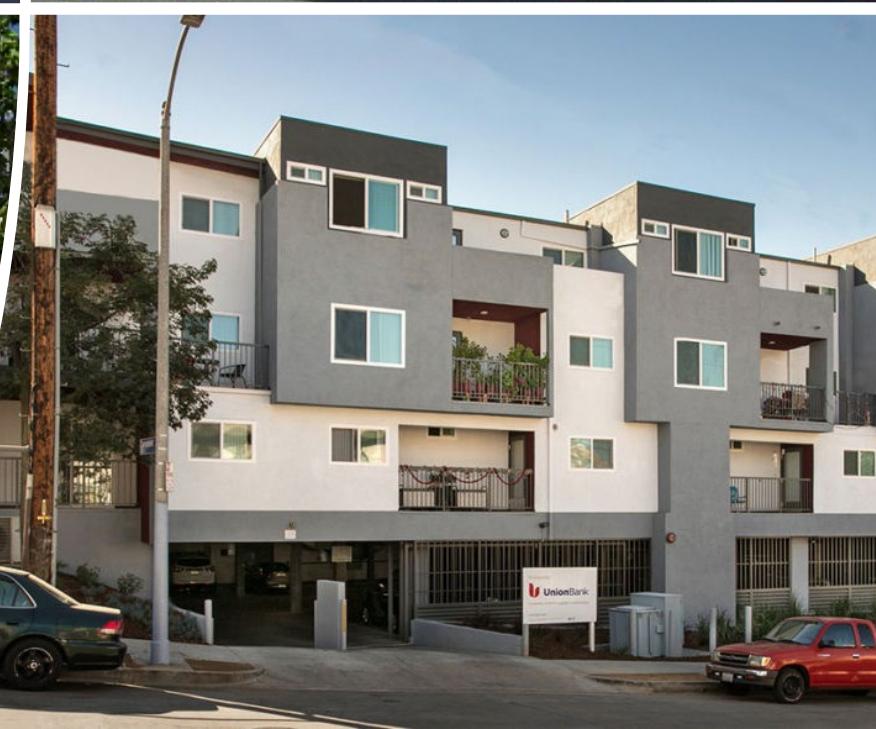


Scattered
Sites



What do we need?

Increased pipeline
of affordable and
quality supportive
housing units.





What does it take? 3 Key Components to SH Development



Capital

- Capital Funds Available
- Developers with Experience

Operating

- Property Management with SH Experience
- Operating Subsidy

Services

- Service Providers
- Service Funding-Medicaid



Increasing capacity of emerging developers to create spaces that enhance resilient communities

DOMUS
CONSTRUCTION

DOMUS
CONSTRUCTION

DOMUS
CONSTRUCTION

DOMUS
CONSTRUCTION

DOM
CONSTRU



Panel Discussion

Menti Results

- What are you hoping that the panelists will cover or speak to?



Panelist Question

How did your organization approach developing new housing opportunities?





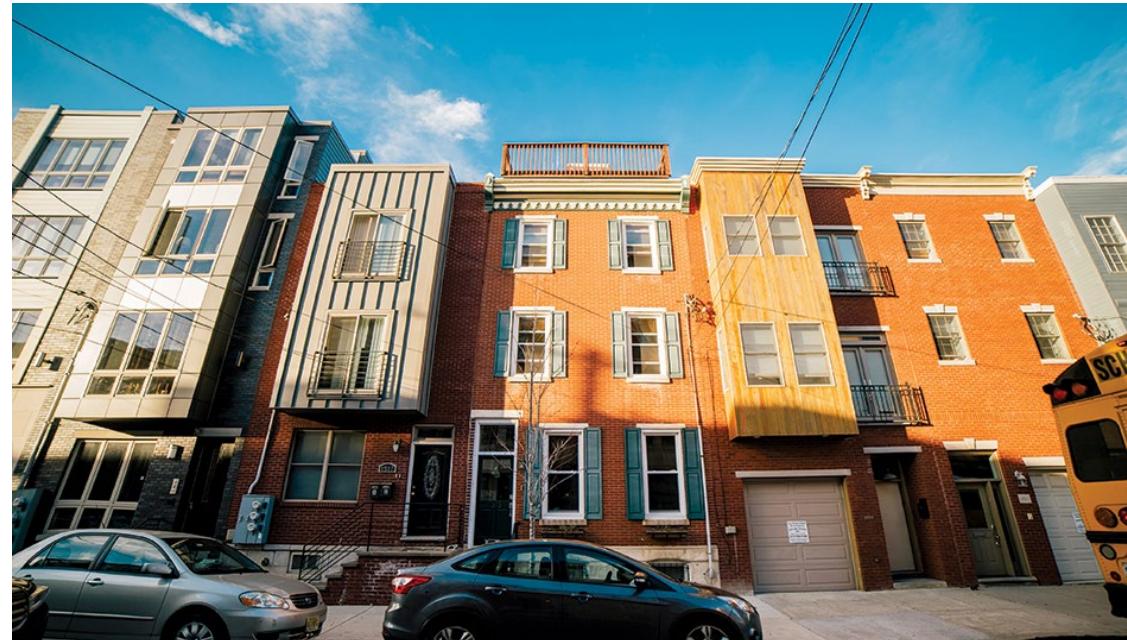
BUILDING CAPACITY TO BUILD HOUSING

HOW PATHWAYS TO HOUSING PA EVOLVED FROM SUPPORTIVE
SERVICES TO HOUSING DEVELOPMENT

Christine Simiriglia, President & CEO

Identifying the Gap

- Nearly zero available units for individuals at 0–30% of Area Median Income (AMI).
- Overreliance on private landlords created barriers: stigma, instability, and rising rents.
- Our program participants needed permanent, high-quality, deeply affordable housing — not temporary options.
- We recognized that systemic change required us to build, not just lease.



BUILDING CAPACITY

- In 2021, we founded Pathways Housing Wellness Corporation (PHWC) — a nonprofit developer of deeply affordable, supported housing.
- PHWC shares mission, leadership, and values with Pathways to Housing PA, but operates as a separate legal entity.
- Built internal expertise and systems to manage housing projects:
 - Finance, compliance, and construction oversight
 - Project management tools and cross-functional teams
- Formed strategic partnerships with experienced developers, architects, and funders, philanthropy and consultants.
- Learning a new language: “capital stacking”.



Our First Project – 17th Street Community Corridor

PHASE I

40 deeply affordable units

36 one-bedroom units
4 two-bedroom units
12 parking spaces

10 units will be fully ADA compliant, all units
visitable for people with physical disabilities.

Expected Completion

Late 2026, Move-in 2027

PHASE II

38 deeply affordable units

20 one-bedroom units
12 two-bedroom units
6 three-bedroom units

1st floor for ADA-compliant units which will be set
aside for tenants that were formerly homeless.

Expected Completion

Late 2027, Move-in 2028

PHASE III

9 deeply affordable units

First floor utilized for ADA-compliant
1BR units which will be set aside for
tenants that were formerly homeless.

Expected Completion

2028





Current

1412-1418 N. 17th Street



Proposed



Current

1421-1429 N. 17th Street



Proposed

1409- 1411 N 17th Street



Current



Proposed

1624-1626 Jefferson Street

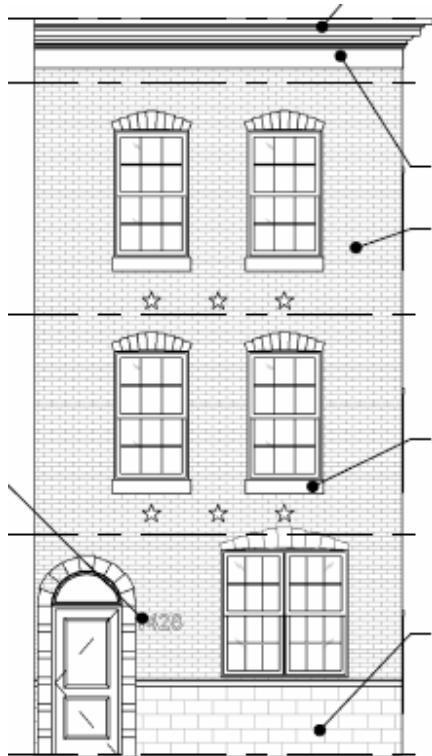


Current

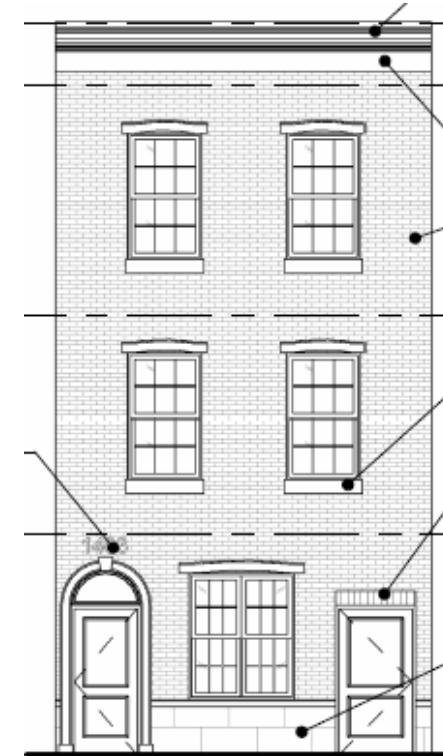
LESSONS LEARNED

- Development takes time, patience, persistence, and other people's money.
- Build credibility early with funders and local partners.
- Invest in specialized staff and strong governance alignment.
- Balance mission-driven decisions with financial realities.
- Keep communication transparent — internally and externally.





QUESTIONS?





THANK YOU!

Christine Simiriglia

President & CEO
Pathways Housing Wellness Corporation
csimiriglia@pthpa.org



Expanding Housing Access Through Strategic Co-Development

ACHIEVEability's approach to building affordable housing that centers community, mission, and long-term resident stability in West Philadelphia.

Our Vision:

A Safe, Equitable and Thriving West Philadelphia For All



Why Now



Bridging the Gap

We see a critical gap between the services we provide and the housing housing supply available for the families families we serve.



Foundation for Thriving

Homeownership and rental stability are are necessary conditions for thriving, not thriving, not just outcomes downstream downstream of services.



Need More Developers

We need more housing and more service providers who can contribute to creating it.

Housing stability creates the foundation upon which families can access education, healthcare, employment, and community support. When we support. When we control the places where our families live, we can ensure they remain connected to services and community networks that networks that support their success.



The Challenge We're Addressing

Current Reality

- Families receiving services face housing insecurity
- Rising rents displace residents from support networks
- Limited affordable units in West Philadelphia
- Disconnect between services and stable housing

Our Response

- Develop mission-driven affordable housing
- Keep families rooted in their community
- Integrate housing with wrap-around services
- Build long-term community wealth

ACHIEVEability's Mission in Action

For over four decades, ACHIEVEability has been an anchor in West Philadelphia, providing comprehensive support services to families. Now, we're expanding our mission to include housing development—ensuring that the families we serve have access to safe, affordable homes in the neighborhoods where they're already connected to community and support.

By becoming a housing developer, we're addressing the root causes of instability and creating lasting pathways to economic mobility and generational wealth for our residents.



Our Co-Development Model

01

ACHIEVEability

We lead on mission alignment, community trust, and site strategy—ensuring development serves our residents' needs.

02

Select Experienced Partner

We select an experienced development partner through a rigorous process to co-develop projects together.

03

Partner Expertise

Partner brings LIHTC expertise, capital stack knowledge, and construction oversight to oversight to execute the development.

04

Our Contribution

We bring resident-centered outcomes, neighborhood vision, and commitment to long-term stewardship of properties.

05

Capacity Transfer

Goal: Deliver quality affordable units AND transfer development capacity capacity to ACHIEVEability for future independence.

- This model ensures mission-driven development while building our organizational capacity to lead projects independently in the future.

Partnership in Practice

Community First

Every development decision centers the needs and voices of the families we serve and the broader West Philadelphia community.

Shared Leadership

Co-development means genuine partnership—shared shared decision-making, joint joint problem-solving, and mutual accountability.

Building Equity

We're not just building housing; we're building community wealth and creating assets that serve residents for generations.



How We Choose a Development Partner



Define Non-Negotiables

Start with community-defined and board-approved non-negotiables that protect our mission and values.

Structured RFP Process

Run a structured RFP and competitive search process to identify qualified partners committed to our approach.

Mission-Aligned Scoring

Score mission alignment and community practice as heavily as financing capacity—values matter as much as expertise.

Prioritize Co-Leadership

Prioritize partners who will genuinely co-lead with us, not extract value from the community we serve.

Lock in Agreements

Lock roles and decision rights in a comprehensive co-developer agreement that ensures accountability and clarity.





Community Engagement Baked Into Development

Early Listening

Listening sessions happen before designs are drawn, ensuring ensuring community input shapes the project from day one.

Transparent Feedback

We maintain transparent feedback loops: We heard → We changed → changed → We explained why.



Advisory Input

Resident and neighborhood advisory groups provide input on unit mix, shared spaces, and amenities.

Ongoing Engagement

Engagement continues through the entire life of the property, not just property, not just during development.

- True community engagement means sharing power and decision-making authority. We treat community engagement as a decision-making role, not a checkbox.
- It means being willing to change course based on resident feedback, and being transparent when community input can't be incorporated due to regulatory or financial constraints..
- We commit to long-term stewardship after construction

Current Opportunity: Mixed-Use Development



Building Nonprofit Capacity Through the Deal

Joint Development Work

Our team engages in joint predevelopment, budgeting, and capital-stack work alongside experienced partners—learning by doing.

Skill Transfer

Staff shadowing and shared decision-making ensure knowledge transfer happens at every stage of the development process.

Board Development

We invest in board development focused on real-estate fluency and risk governance, strengthening organizational leadership.

Repeatable Systems

We create repeatable tools, templates, templates, and processes that ACHIEVEability can use for future projects independently.

Long-Term Vision

The long game: ACHIEVEability becomes an emerging developer with deep roots in place, capable of leading projects solo.

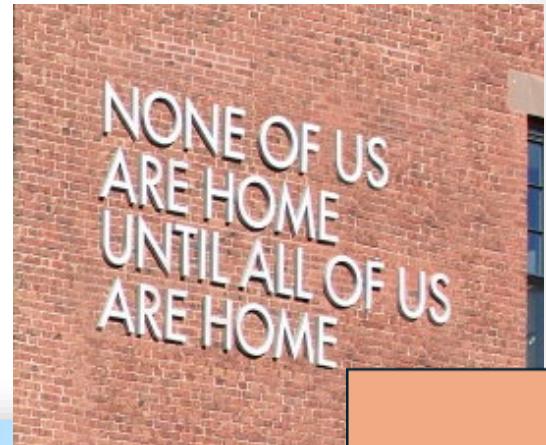
Panelist Question

- When you consider new projects how do you ensure that these are projects that are of the community and help to give neighborhoods back to the people who live there?



Inn of Amazing Mercy

Project HOME

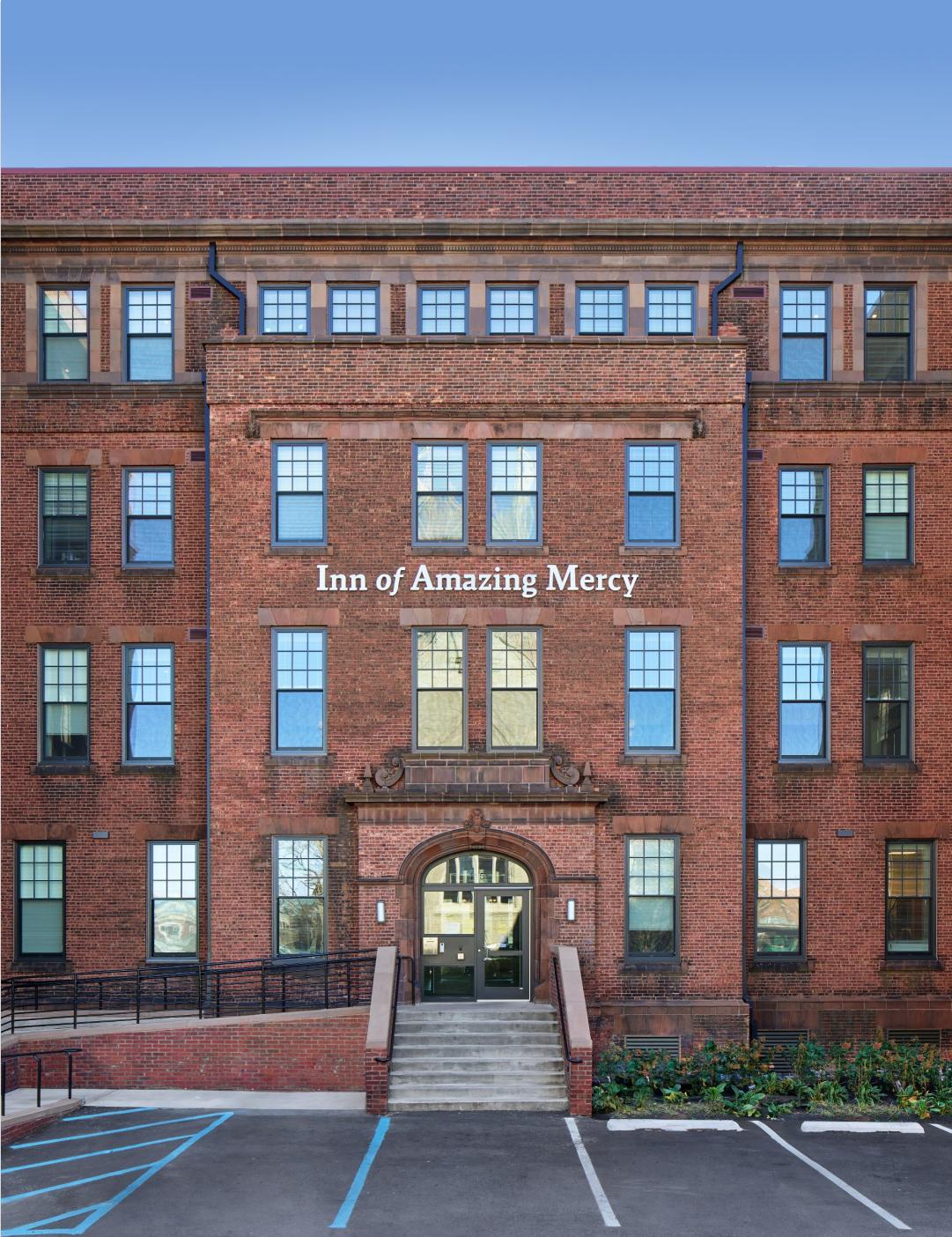


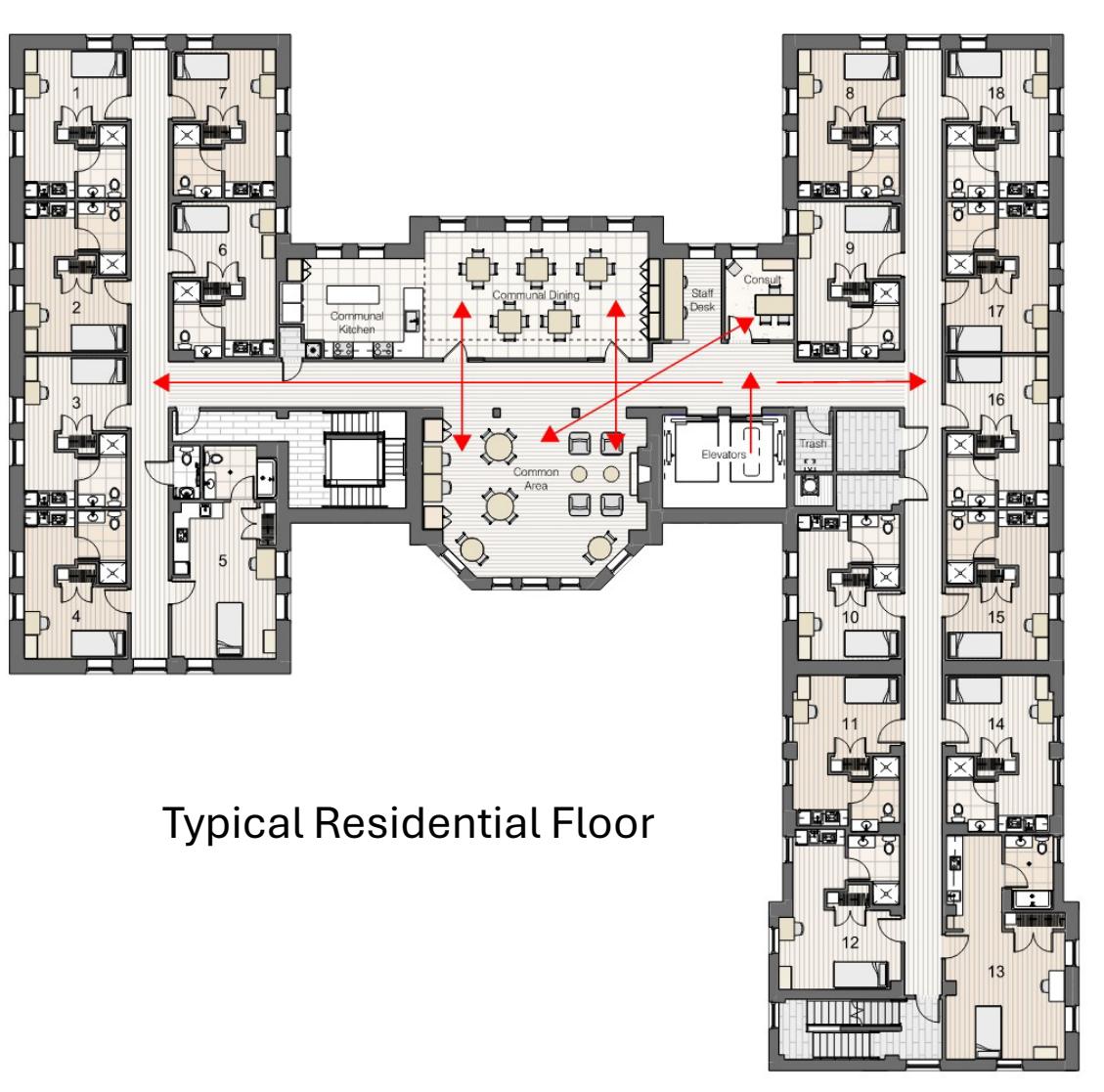
- Adaptive reuse of Temple Episcopal Hospital's vacant School of Nursing building on their Kensington campus
- 54 Units of Recovery Housing along with an 8 Bed Respite Unit
- Recovery-Focused Services & On-Site Education





- Benefits beyond Project Walls:
- For the community, this represents the preservation of an important landmark & eliminates what had become an eyesore
- Resiliency increases when neighbors feel seen & their environment protected





- Enhancing Resident Resiliency:
- Clear Circulation
- Open Sightlines
- Welcoming & Open Gathering Spaces





Shared Dining on each Residential Floor



Safe Places to Gather



- Efficiency Dwelling Units:
- Making the most with a small amount of space
- Maximize daylight & views

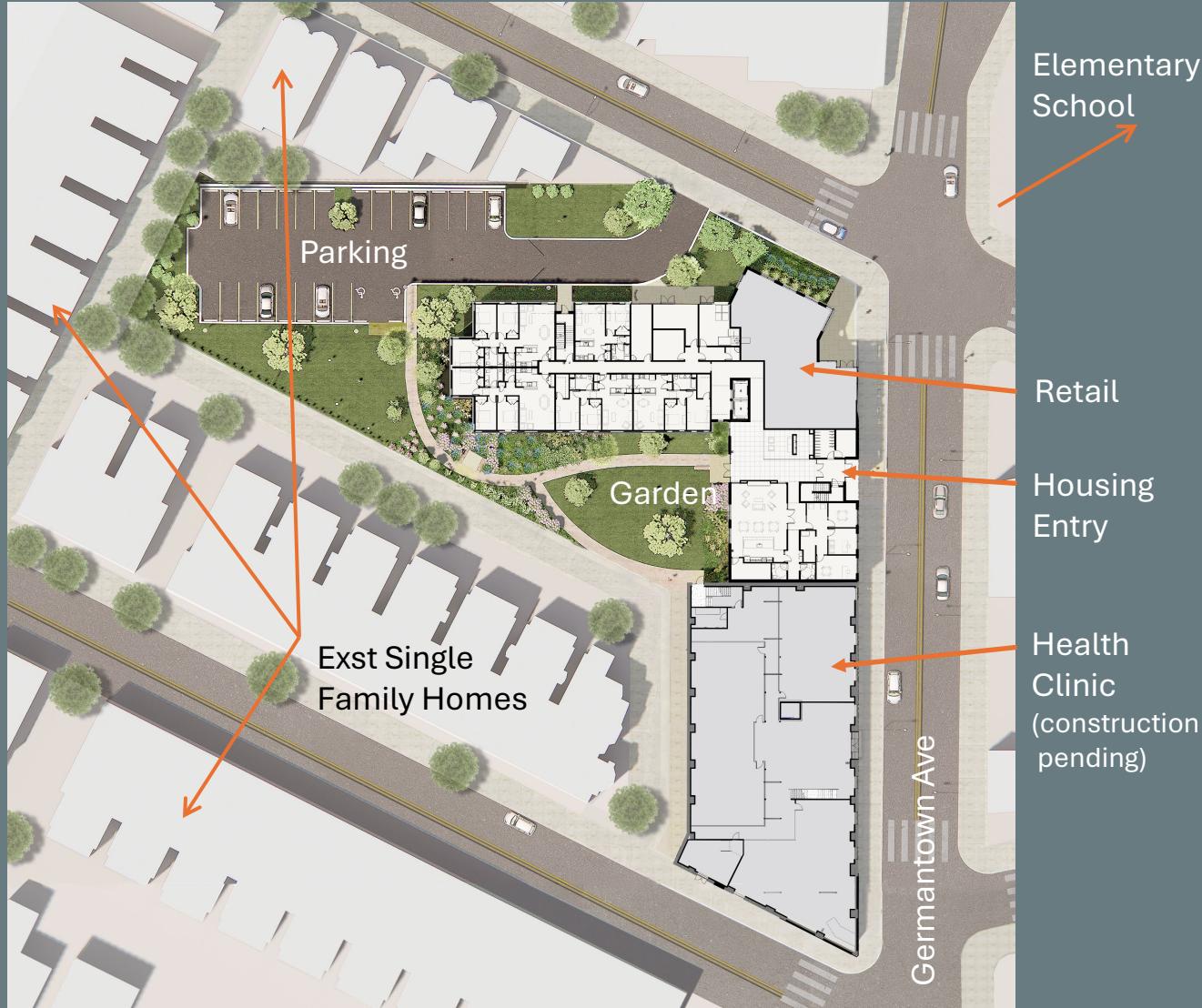


Be A Gem Crossing

North10 Philadelphia

- New Development provides 41 family units of Housing & eliminates a longstanding nuisance hotel
- Project was in direct response to community concerns
- New Housing = Increased Resiliency





- Benefits Beyond Project:
- Reclaimed a site opposite an elementary school that had brought daily chaos & crime to community
- Re-established the street face along an important commercial corridor
- Helped to strengthen an existing home ownership community





Lobby



Lobby looking towards Garden

- Building Layout to Increase Resiliency:
- Entry into large, well-furnished Lobby becomes an extension of living spaces
- Clear sightlines from Entry, across Lobby, through to Garden
- Floor to ceiling glazing into Community Room nurtures & encourages community



Community Room

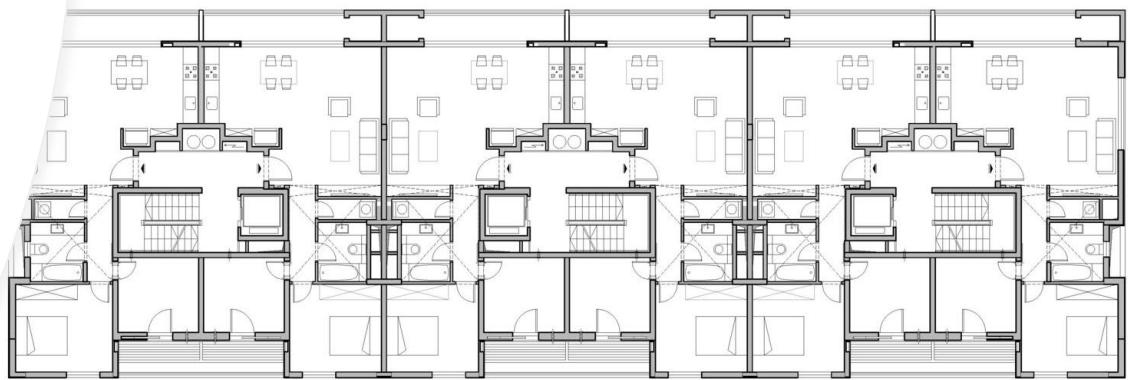


- Green Space Increased Individual Resiliency:
- Large, rear Garden provides a place for residents to relax and play in a safe environment



Panelist Question

- When you consider the spaces that we are talking about building, what are the things that we should keep in mind?





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

PROJECTHOME.ORG

Housing

Our programs offer permanent, subsidized housing for individuals and families who had been homeless.

Opportunities for Employment

Empowering individuals through opportunities grounded in recovery principles.

Medical Care

We are committed to addressing the health and wellness needs of people living in our community.

Education

Providing education programs tailored to help residents of the community, both children and adults.

Project HOME Program Summary

HOUSING	OPPORTUNITY FOR EMPLOYMENT	MEDICAL CARE	EDUCATION	STREET OUTREACH	SOCIAL ENTERPRISE	ADVOCACY & COMMUNITY ENGAGEMENT
 Permanent supportive housing for individuals experiencing homelessness	 Educational & career training for adults experiencing homelessness or poverty	 Integrated physical & behavioral healthcare, including dental services	 Programs from K to college, promoting academic achievement & future success	 24/7 street outreach & medicine for vulnerable individuals	 Creates employment & job training helping individuals regain self-sufficiency	 Social and political advocacy on homelessness & poverty

The Hub of Hope

Daytime Drop-in Center

Low Barrier/ Low Demand

Resource Coordination

Centralized and Co-located Access to Street Outreach and Healthcare Services

Transports to Shelter (CATCH)

Hospitality

- Showers, Laundry, & Clothing
- Wawa Coffee
- Meals: Breakfast and Lunch
- Hospitality Kits
- The Menders

The Living Room

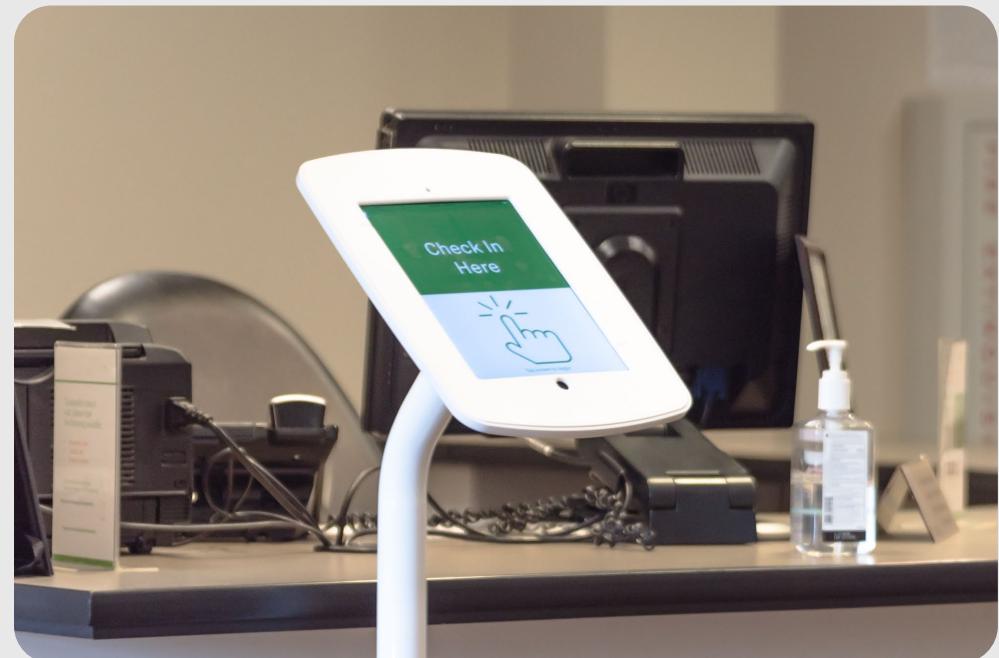
- Occupational Therapy



Trauma Informed Design

Achieve alignment between the space plan and Hub procedures

- Provide a visual monitor with shower and laundry times
- Provide a kiosk, or text message system, to permit registration prior to entry and improve data collection
- Reconfigure reception desks so that standing guests and seated receptionists are the same height
- Increase acoustic privacy to permit confidential conversations to occur
- Increase laundry and shower capacity, and establish a system where guests can more closely monitor laundry themselves (i.e., a nearby seating area)
- Increase storage/ locate near points of use



Provide safety measures to increase peace of mind for employees and guests

- Provide two clearly designated means of egress from the site
- Provide **de-escalation spaces** to blow off steam
- Arrange seats in a protected back configuration
- Reconfigure work desks to permit emergency exiting
- Provide sight lines into guest restrooms to reduce risk of fatal overdose



FY26 Space Planning (continued)

Provide a space of calmness

- Reduce **visual complexity**
- Obtain larger pieces of art to scale/ enlist support from local partners

Increase desirability of visiting the Hub of Hope

- Provide **planned distractions** (i.e. games, activities and reading materials) in addition to television to reduce boredom and disagreements
- Provide **device charging** and **wifi**
- Keep public spaces flexible for movie days, Code Blue/Red respites and other activities





Questions?



Takeaways and Calls to Action – what can you do to adapt and replicate the work of our panelists?



Identify community partners for potential collaboration

[Self Assessment for supportive housing organizational capacity](#)

Engage local/county/ municipal authorities on potential projects based on what you do well, vacant/blighted spaces, and community needs

Create forums to hear community concerns to influence current and future projects

Join in Advocacy – stop by the CSH table to learn about an opportunity to join the effort to establish more funding for SH development