



PHENND Conference: Housing  
February 28, 2020  
Penn State Brandywine

# PHENND

Connecting campus to community.



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## About PHENND

The Philadelphia Higher Education Network for Neighborhood Development (PHENND) is a consortium of over 25 colleges and universities in the greater Philadelphia area. PHENND works to **build the capacity** of its member institutions to develop mutually beneficial, sustained, and democratic community-based service-learning partnerships. The consortium actively seeks to **revitalize local communities and schools** and **foster civic responsibility** among the region's colleges and universities.

Higher educational institutions can function as permanent anchors and partners for community improvement. Moreover it is deeply in their interests to do so; their futures are intertwined with that of their neighborhoods. PHENND provides a vehicle for coordinating and, where appropriate, combining the efforts of higher eds so that they can make a significant contribution to improving the entire Philadelphia region.

## Acknowledgements

PHENND would like to thank the following individuals and organizations for helping make this conference a success.

- Vippy Yee of the Center for Ethics & Civic Engagement and the entire Penn State Brandywine community;
- Keynote speaker Stephanie Sena; and
- All of our many workshop presenters.

# Detailed Agenda

## **8:15 AM Registration & Continental Breakfast (SUB 114-115)**

## **9:00 AM Welcome and Opening (SUB 114-115)**

Hillary Kane, Director, PHENND

Dr. Marilyn Wells, Chancellor, Penn State  
Brandywine

## **9:20 AM Opening Presentations – Housing Policy: Local, State and Federal Perspectives (SUB 114-115)**

- Greg Heller, Sr. Vice President of Community Investment, PHDC
- Levana Layendecker, Deputy Director, Housing Alliance of Pennsylvania
- Chantelle Wilkinson, National Low-Income Housing Coalition
- *Q&A Moderated by Hillary Kane*

## **10:20 AM Break**

## **10:30 AM Workshop Series I**

- Under One Roof: Strategic Partnerships to Integrate Housing Supports Within Local Youth Healthcare and Social Service Programs (Vairo 111)
- Making an Impact on Affordable Housing (Main 113)
- New Integration Accommodations: An innovative campus and community education experience (SUB 116)
- Building Thriving Communities through Employer-Assisted Housing Programs: University Partnership Models for students and staff to learn, work, play and stay (SUB 117)

## **11:45 AM break**

## **12:00 PM Lunch & Keynote Speaker -- (SUB 114-115)**

**Stephanie Sena**

## **1:45 PM Workshop Series II**

- Recommendations from the Homelessness Field: Visionary Session (SUB 117)
- Breaking through Homelessness: Models of Social Change in Philadelphia (SUB 116)
- Writers House: Anti-Displacement and Creative Placemaking (Vairo 111)
- College Housing Assistance Program at Tacoma Community College (Main 113)

## **3:00 PM Break**

## **3:15 PM Workshop Series III**

- Campus Project: Sleepout for Homeless Awareness (SUB 116)
- Moving the Needle: Driving Economic Growth through Local Hiring Initiatives of Anchor Institutions (Main 113)
- Affordable Housing for Graduate Students (SUB 117)

## **4:30 PM Conference Ends**

## Keynote Speaker

### Stephanie Sena

Stephanie Sena is the Founder and Executive Director of the Student-Run Emergency Housing Unit of Philadelphia. Operating since 2011, SREHUP is a non-profit homeless shelter, which teaches students about the causes of homelessness and the obstacles to overcoming it, and places students in positions of leadership in shelter operation. She also founded The Breaking Bread Village, an affordable housing community for people experiencing homelessness and their pets. Stephanie teaches history in the Center for Peace and Justice at Villanova University. Her awards include the Villanova University Pohlhaus-Stracciolini Award for Teaching Excellence, and the Greater Philadelphia Social Innovators Award for Social Impact in the area of housing and homelessness. She has presented her work at conferences and forums, and she gave her second TED Talk on May 15th, 2019. She has a forthcoming book on homeless prevention and eradication, and the role students and youth can play in that movement.



## The 2020 Phillip B. Lindy Award for Excellence in K-16 Partnerships

The Phillip B. Lindy Award aims to recognize a collaborative partnership between at least one K-12 school and one university. This award will be given to the entire partnership, not an individual. Phil Lindy valued collaboration and communication among diverse stakeholders in order to maximize impact.

*This year the Lindy Award will be given to partnerships that address this year's theme of the K-16 June Institute – **College Student Volunteers in Schools.***

Through establishing the K-16 Partnerships Network at PHENND, he hoped to bring that philosophy to the world of university-school partnerships. The Lindy Award seeks to honor partnerships that focus on meeting articulated school and community needs and that have goals for long-term commitment. At the 2020 K-16 Partnerships Network June Institute, \$2,500 total will be given to selected K-16 Partnerships to enhance the mission and vision of the partnership (e.g., partner meetings, collaborative technologies, trainings, celebrations, outreach).

**Questions?** Contact Hillary Kane at [hillarya@phennd.org](mailto:hillarya@phennd.org) or 215-573-2379.

**Applications can be submitted at <https://tinyurl.com/2020lindyaward>**



# Workshop Descriptions

**Workshop Series I: 10:30-11:45 AM**

## **Under One Roof: Strategic Partnerships to Integrate Housing Supports Within Local Youth Healthcare and Social Service Programs**

**Room: Vairo 111**

*(Bee Ruiz, Youth Facilitator; Liyanni Smith, Youth Facilitator; Karin Carthins, Youth Facilitator and Pride Life Skills Counselor, Valley Youth House; Alyssa Weinfurter, Synergy Project, Valley Youth House; Cameron McConkey, Stoneleigh Emerging Leader Fellow, Philadelphia FIGHT)*

Housing is a social determinant of health, meaning the housing experience of a person or of a group of people is directly related to and impacts their health, much like their education status and socioeconomic class. Without stable and secure housing, it is more difficult for people to be physically and mentally well. This session includes a panel comprised of youth with lived experience of homelessness, as well as staff from two youth service agencies, Y-HEP Health Center, an adolescent and young adult health center, and Valley Youth House, a youth housing agency and access point. Recently, Valley Youth House partnered with four, local youth-serving agencies, including Y-HEP Health Center and the Community College of Philadelphia, to provide regular, on-site housing support pop-up clinics. These pop-up clinics provide low-barrier opportunities for program participants to meet with Valley Youth House staff who can provide housing resources (e.g., hygiene

materials, clothes, sleeping bags), referrals to shelters and local programs, and assessments for the city's Office of Homeless Services coordinated entry program. This session will include a conversation about housing as a social determinant of health, these new, unique partnerships, and small-group activities.

## **Making an Impact on Affordable Housing**

**Room: Main 113**

*(Dr. Eric Malm, Professor of Economics and Business Management, Cabrini University; Dr. Ray Ward, Director of the Wolfington Center, Cabrini University; N'ann Harp, Housing Activist and Cabrini Community Fellow)*

Over the past three years faculty, staff and students from Cabrini University have worked with members of local non-profits to develop a scalable, community-based solution to the affordable housing crisis. In this workshop you will hear the story of how a web of campus-community partnership and class projects has led to the development of a non-profit apartment building in Norristown, PA.

## **New Integration Accommodations: An innovative campus and community education experience**

**Room: SUB 116**

*(Dr. Pauline Thompson Guerin, Associate Professor of Psychology, Penn State Brandywine; Ulysses Slaughter, Chester*

# Workshop Descriptions

## Workshop Series I: 10:30-11:45 AM

*Housing Authority; Quiona Sephes, Student, Penn State Brandywine)*

New Integration Accommodations is an education experience that builds sustainable and enriching partnerships between college and marginalized communities. With The Chester Housing Authority providing learning spaces in disenfranchised neighborhoods, our innovative project is poised to redefine global impact through local engagement. New Integration Accommodations (NIA) is a tailored, educational experience that serves as a means for college communities and professionals to learn with Chester City families, businesses, organizations and families. The project name implies a reversal of Civil Rights-Era social behaviors that saw Blacks attempting to get into segregated spaces. Our project calls human resources and energy into neglected spaces. Chester, the first city of Pennsylvania is recognized among the poorest, most marginalized cities in the country. Ironically, Chester is the city where Reverend Dr. Martin Luther King, Jr. attended Crozer Theological Seminary from 1948 to 1951. There he discovered principals that would propel him onto the international social justice stage. The Chester City government and the school district have been managed by state receivership for years. Conversely, The Chester Housing Authority - once sued by its own residents - stands today as a highly rated agency and the one city entity that has gained significant and widespread trust throughout the region. The agency operates an award-winning community garden, a restaurant, a

childcare facility and various resident education programs. Working in partnership with faculty at neighboring college campuses and building on expertise and existing programs, the NIA program models cultural safety at every level.

### **Building Thriving Communities through Employer-Assisted Housing Programs: University Partnership Models for students and staff to learn, work, play and stay**

**Room: SUB 117**

*(Joy Varghese, Director, Community & Economic Development, Urban Affairs Coalition; Angela Brown, Co-Founder, Perfecting Ministries & Executive Director, Loving Our Cities; and Nicole Hudson Andrews, President & CEO E Hudson Consulting, LLC)*

In this workshop, you'll learn more of housing-related University partnerships, and ways in which the dream of homeownership can be achieved within targeted communities. You'll learn more of the City's Home.Buy.Now program, and data showcasing how areas of West Philadelphia and North Philadelphia have changed over the past decade+ due to these types of partnerships. And you'll learn of numerous community impacts evidenced in recent years, and ways in which we all can collectively increase economic vitality due to employer-assisted housing programs.

# Workshop Descriptions

**Workshop Series II – 1:45-3:00 PM**

## **Recommendations from the Homelessness Field: Visionary Session**

**Room: SUB 117**

*(Dr. Brie Radis, Assistant Professor of Social Work; Colleen Keeler, Research Assistant; with several BSW students: Sam Chiaffia, April Klecak, Mariah Melendez, Tashia Walton, and MSW students: Wanda Johnson, Amber Howard, Christopher Hausman, Antoinette Johnson, West Chester University)*

As the poorest large city in the United States, Philadelphia is experiencing a growing epidemic of chronic homelessness, with individuals, couples, and families experiencing the devastating challenges of an unjust criminal justice system, addiction, complex trauma, and mental health challenges, among other health disparities. Dr. Brie Radis, LCSW has worked with and led the city's first housing first treatment teams as a case manager, mental health specialist, team leader, and as their clinical director for the last decade and half. She will share her reflections on clinical best practice during this talk, and link them to current research ideas that faculty and students can engage in collaboratively. She will partner with current Undergraduate and Graduate Social Work students to share information about West Chester University's Promise Program and the Resource Pantry on its main campus, as well as the advocacy process needed to create a community needs pantry at the university's Center City campus for food/

housing insecure students. She will also introduce a panel of social work students who have internship experiences and passion in the area of housing and homelessness. These students will share their experiences and visions that they have taken away from being in the field.

## **Breaking through Homelessness: Models of Social Change in Philadelphia**

**Room: SUB 116**

*(Dr. Jennifer Magee, Senior Associate Director, Lang Center for Civic and Social Responsibility, Swarthmore College)*

We will explore the benefits of and barriers to different modes of social change, using this to reflect critically on our own community engagement preferences and implications for change making in the context of housing in Philadelphia.

## **Writers House: Anti-Displacement and Creative Placemaking**

**Room: Vairo 111**

*(Kyle Howey, Alumni Fellow; Devin Welsh, English BA student; Natasha Hajo, ArtistYear Fellow; Carol McCullough, Cultural Liaison; Victoria Huggins Peurifoy, Senior writer-in-residence; Norman Cain, Senior writer-in-residence; Keyssh Datts, Writer-in-residence; Lauren Lowe, Communications Coordinator; and Rachel Wenrick, Founder/Director, Writers Room, Drexel University)*

Our interactive session will introduce



# Workshop Descriptions

## Workshop Series II – 1:45-3:00 PM

audiences to our Writers House project, a community-led design that provides room for public programming and acts as a hub for intergenerational houses nearby in West Philly, creating a network of homeowners and student tenants whose shared interest in writing and storytelling forms the foundation for meaningful cohabitation. Our session will focus on how co-creation can build an inclusive program in which everyone recognizes their power to contribute toward more equitable outcomes for all.

### **College Housing Assistance Program at Tacoma Community College**

#### **Room: Main 113**

*(Marissa Meyers, Practitioner-Researcher, Hope Center for College, Community, and Justice, College of Education, Temple University)*

Housing stability has demonstrable impacts on children's school performance and yet housing interventions have not consistently produced positive impacts on educational outcomes. As a result, housing authorities around the nation are testing new programs, including those that expand the continuum of support into higher education. The College Housing Assistance Program (CHAP) created by the Tacoma Housing Authority (THA) and Tacoma Community College (TCC) targets housing assistance to people who have already enrolled in higher education but have severe housing needs. This session will go over the framework, methods, and results for the randomized control trial of the CHAP program.

## Workshop Series III – 3:30-4:45 PM

### **Campus Project: Sleepout for Homeless Awareness**

#### **Room: SUB 116**

*(Nitan Shanas, Student/Service Navigator, Rutgers University - Camden/ Joseph's House of Camden)*

On Thursday, November 14, a group of Rutgers students slept outside to raise awareness about homelessness and learn what one night outdoors during the winter time might feel like. This was a part of a larger event, titled Rutgers University Sleepout for Homelessness Awareness event, facilitated by Nitan Shanas: a Rutgers - Camden student majoring in Urban Studies, Psychology, and Economics. The event, a collaboration between various university interest partners, raised just over \$6000 for Joseph's House of Camden - one of the largest homeless shelters in the area - and was featured on several local news agencies including the Courier Post and NJTV News (PBS). Nitan is presently working on creating a comprehensive toolkit to enable other students on his campus to facilitate this event annually\*\*. This workshop will introduce participants to the reality behind some common myths about homelessness and will inspire students to host sleepouts or other related events on their campuses.

\*\* The toolkit will eventually be made available for for other students to use to facilitate the sleepout event on their campuses.

## Workshop Descriptions

### Workshop Series III – 3:30-4:45 PM (cont'd)

#### **Moving the Needle: Driving Economic Growth through Local Hiring Initiatives of Anchor Institutions**

**Room: Main 113**

*(Shirley Moy, Executive Director, Lenfest North Philadelphia Workforce Initiative, Temple University and Lauren Bishop, Director of Placed Based and Senior Programs, Office of Resident Programs and Partnerships, Philadelphia Housing Authority)*

Through intentional coordination and alignment among the workforce, economic development, and education sectors, the Philadelphia Housing Authority, with support from Temple University's Lenfest North Philadelphia Workforce Initiatives, are driving equitable economic growth in low-income communities. Both are focusing on creating career pathway programs within various high growth industries, particularly in construction-related field. Using a data-driven framework, these two organizations are taking more strategic approaches to using city, university and community assets.

#### **Affordable Housing for Graduate Students**

**Room: SUB 117**

*(Alyssa Bigbee, Graduate Student, Drexel University)*

The average cost of rent in the city of Philadelphia is \$1,152 a month. If you're a nontraditional graduate student who has a family of their own, you're looking

at \$1,503 a month for a two bedroom. If you're a university student, you may look at a higher rate in Philadelphia. University apartments can run \$1300 a month for a shared three-bedroom apartment. As the cost of tuition continues to rise, so does the cost of living. The process to find housing can differ for both undergraduate and graduate students. Undergrads have more support to help find housing suitable to their needs. Grad students however, have limited options and support. RA positions are available but limited and a Graduate Assistantship is not enough to cover the cost of living in a large city like Philadelphia. More programs are turning up online but some programs don't afford the luxury. Students in various majors are stuck between choosing an education or a full-time job to maintain their needs. In this paper, I will discuss the gaps in affordable housing for graduate students and also proposing ideas that can assist so students can pursue an education in an environment filled with healthy stress. There are many organizations in the city that universities could partner with to provide affordable housing. If we want to promote diversity and inclusion among higher education, then we need to empathize and take action to ensure it's possible.

## Selected Speaker Bios

### **Greg Heller** **PHDC**

Gregory Heller is a practitioner and author in the fields of community/economic development and urban policy. Greg serves as both Sr. Vice President of Community Investment for PHDC (the Philadelphia Housing Development Corporation), and the Executive Director of the Philadelphia Redevelopment Authority, the City's implementation arm for community development, where he was appointed in March 2016. Here Greg has brought a focus on leveraging public land assets and creative financing to incentivize social impact development.

In 2017 AIA Pennsylvania presented Greg with its Government Award, and also in 2017 Greg was named to the Philadelphia Business Journal's 40 Under 40.

### **Levana Layendecker** **Housing Alliance of Pennsylvania**

Levana Layendecker is the Deputy Director of the Housing Alliance of Pennsylvania where she coordinates legislative advocacy and multiple programs addressing energy efficiency for multifamily low-income housing, blight in rural and urban areas, and home ownership. Ms. Layendecker brings over 15 years of experience on legislative advocacy and organizing to the Housing Alliance and has been on staff since November of 2017.

Levana Layendecker started out working as a campus organizer and canvass director for the State PIRG's (Public Interest Research Groups) after finishing her undergrad degree. She then went on to become the Web Communications Director for the American Friends Service

Committee while obtaining a Master's degree in Governmental Administration from the Fel's Institute of Government at the University of Pennsylvania.

In 2008, Ms. Layendecker took on an opportunity to work on the health care reform campaign in Washington D.C. as the Director of Online Campaigns for Health Care for America Now, a grassroots coalition mobilizing millions to win a guarantee of quality, affordable health care. After the Affordable Care Act passed in 2010, she worked on progressive electoral and legislative campaigns around the country before joining the Housing Alliance staff.

Ms. Layendecker resides in South Philadelphia with her husband and son. An avid cook, rumor has it that she makes a wicked eggplant parmesan.

### **Chantelle Wilkerson** **National Low-Income Housing Coalition**

Chantelle Wilkinson works on the Opportunity Starts at Home Campaign as their National Campaign Coordinator. The Opportunity Starts at Home campaign was launched in March 2018. It is a national multi-sector campaign to generate widespread support for federal policy that protect and expand affordable housing. She previously worked in New York where she worked as a Legislative Budget Analyst for the state legislature. There she assisted with enacting housing and transportation policies. In 2016, she worked on the Breathing Lights Campaign with the Center for Women in Government and Civil Society. The campaign highlighted the issues of dilapidated vacant housing in the capital

## Selected Speaker Bios (cont'd)

region of New York State and spurred collaboration from many sectors including the arts, community organizations, neighborhood ambassadors, project administrators, and government officials. Chantelle received her BA in Political Science with minors in Latin American/ Caribbean Studies and Spanish, and her MA in Public Administration, both from the Rockefeller College of Public Affairs and Policy at the University at Albany.



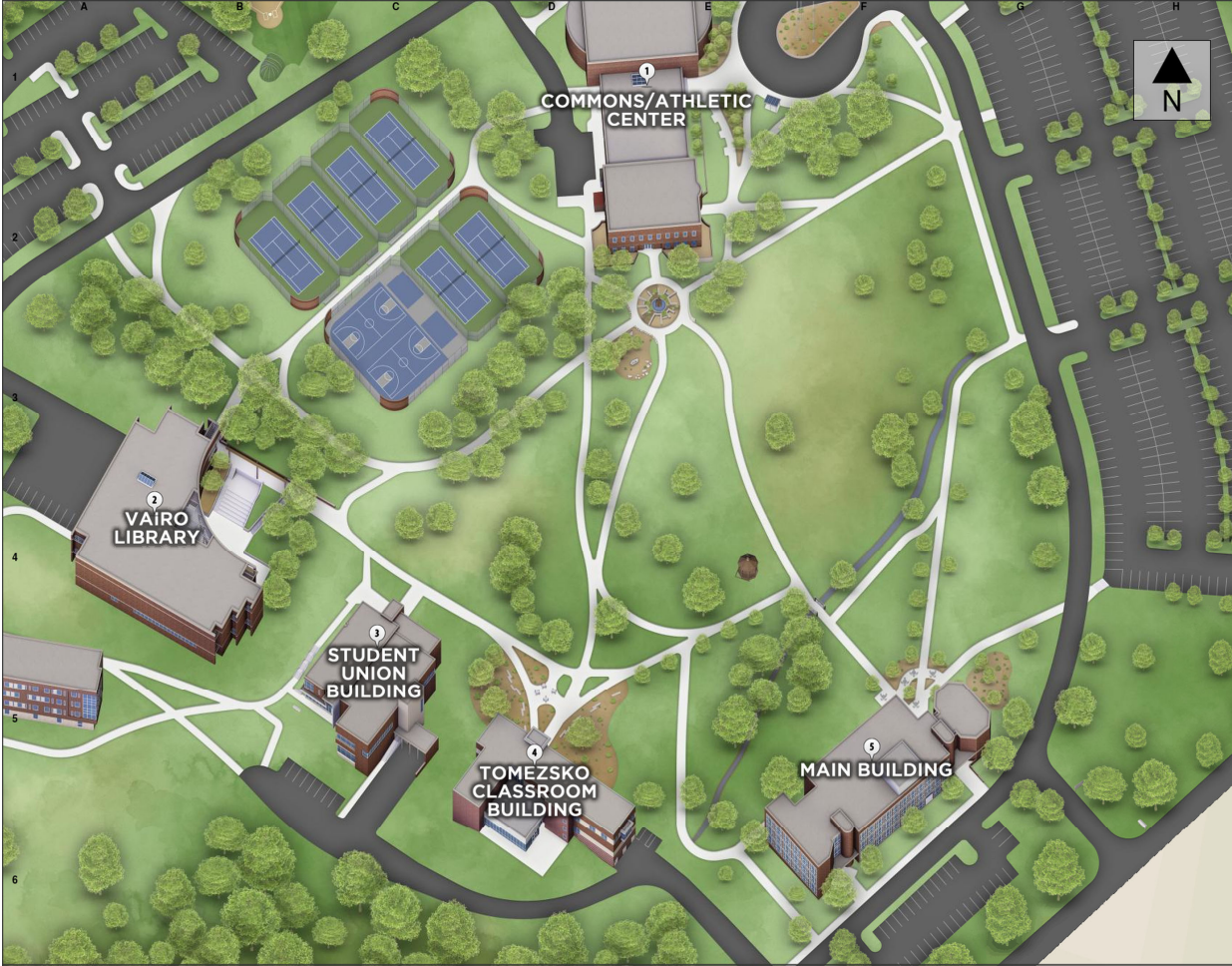
**Join PHENND's Next Steps AmeriCorps Program as a full-time Team Leader!**

Help support low-income first generation college students who are themselves enrolled as part-time AmeriCorps members.

Mentor an incoming first year student to help them get the most out of their college experience.

**Be a part of a cohort of 4 campus-based Next Steps Team Leaders next year.** For more information about this AmeriCorps opportunity, contact Modupe Oke at PHENND ([modupe@phennd.org](mailto:modupe@phennd.org)) or visit our website at [www.phennd.org](http://www.phennd.org). Positions available for the 2020-2021 program year (August 2021 start). **Apply by April 30th!**

# Campus Map



# PHENND K-16

## K-16

# PARTNERSHIPS JUNE INSTITUTE

College Student Volunteers in Schools

MONDAY | JUNE 1ST | 9:30-4:00PM |  
440 N. BROAD ST

The Institute will be a day of planning, reflection, and sharing of information on partnerships that engage college students as volunteers in K-12 schools.

Save the date and stay tuned to the PHENND Update for details.

# GO WHERE YOU'RE NEEDED.

GIVE BACK | EARN \$ FOR SCHOOL | STRENGTHEN COMMUNITIES



Be a PHENND Fellow and spend a year in full-time service, building your community *and* your resume.

PHENND Fellows has two tracks — Education & Nonprofit

In the **Education** track, you will:

- Forge partnerships between neighborhood schools and community organizations

In the **Nonprofit** track you will:

- Engage in a wide variety of capacity-building work such as build volunteer bases, develop curriculum and trainings, and leverage resources.

Be a part of a cohort of **40 PHENND Fellows** next year. For more information about these VISTA opportunities, contact Jesse Kline at PHENND ([phenndvistaleader@phennd.org](mailto:phenndvistaleader@phennd.org)) or visit our website at [www.phennd.org](http://www.phennd.org). Positions available for the 2020-2021 program year (July 2021 start).

**Apply by March 30th!**

