

# I. CHESTER COUNTY COMMUNITY FOUNDATION GRANT PROPOSAL SUMMARY SHEET

**One page only.** This page will be shared electronically with Grant Committee Members & Fund Advisors.

Note: If Philanthropy Network of Greater Philadelphia's Common Grant Application is used, the Community Foundation's

**Summary Sheet MUST accompany application.**

To obtain an electronic version of this application, visit [www.chescocf.org](http://www.chescocf.org)

**Date** 8/20/2019

## Contact Information

Organization Name: Good Works, Inc.

Address: PO Box 1441

Phone: (610) 383-6311

Website: [www.goodworksinc.org](http://www.goodworksinc.org)

Year Incorporated: 1988

FEIN: 23-2513834

Executive Director/CEO Name: Bob Beggs

Executive Director/CEO E-mail: [bob@goodworksinc.org](mailto:bob@goodworksinc.org)

Board of Directors Chair Name: Betty Traver

Primary Contact Name: Larry Lukacs

Primary Contact E-mail: [larry@goodworksinc.org](mailto:larry@goodworksinc.org)

## Organization Information:

### Field/s of Interest:

Arts, Culture & Humanities

Environment/Animal Welfare

Education

Health

Human Services

Religion

**Mission:** Transforming lives by repairing homes for low-income families and sharing the hope found in Jesus Christ.

**Geographic Area Served** (If not all of Chester County, specify primary Chester County regions served):

We serve 49 of the 73 municipalities that make up all of Central and Northern Chester County.

**Describe Population Served and Annual Number of People Served:** We assist low-income families and individuals who are below 200 percent of the federal poverty level. In 2018, we assisted 174 families (385 individuals) and completed repairs on 51 homes. 30% of the homeowners were parents with dependent children, 58% were seniors, and 45% were individuals with disabilities.

**Annual Budget** \$ 1,267,433 7 # of Full-Time Equivalent Paid Staff

78 % of budget for program expenses 13 # of Board Volunteers

10 % of budget for administrative expenses 1,693 # of Active Non-Board Volunteers

12 % of budget for fundraising expenses 37,947 # of Volunteer Hours

100 % total

**Top 3-5 funding sources:** The Chester County Department of Community Development – \$105,000; Commonwealth of Pennsylvania – \$50,000; WW Smith Charitable Trust – \$30,000

**Is this grant proposal for:** Capacity Building  or General Operating  Yes ?

**If Capacity Building Proposal, the focus is:**

Mission, Vision & Strategy  Governance & Leadership  Strategic Relationships

Fundraising & Development  Technology Other: \_\_\_\_\_

**Grant Amount Requested from the Community Foundation:** \$ 5,000

**Proposal Summary:** For 31 years, Good Works has been transforming homes and lives. We enable families to remain in their home, address the basic need for safe and healthy shelter for low-income families, and improve quality-of-life issues for those at risk of falling further behind socially and economically. Without Good Works intervention, many of these families could lose their home, which would endanger their already tenuous existence. Our services are offered to homeowners at no cost and volunteers do most of the repairs.

# GOOD WORKS GRANT PROPOSAL NARRATIVE

## I. Nonprofit's history, goals, key achievements, and distinctiveness

Good Works, Inc. is a faith-based, 501 (c)(3) nonprofit founded in 1988 and dedicated to helping low-income families who are unable to help themselves. Families living in unhealthy and inadequate homes are faced with health and safety hazards everywhere they turn. Those dangers are easy to see, not as evident are the effects these conditions have on the people themselves. We find very little joy or sense of dignity in their lives and hardly a shred of hope. But, everyone benefits when people from different races, cultures, and backgrounds join together to improve the living conditions for these families. Using volunteers, Good Works transforms unsafe houses into warm, safe, dry homes, and despair into hope.

In 1989, volunteers donated 870 hours to repair homes for families in Coatesville. Since then, we have expanded to serve all 49 of the 73 municipalities that make up Central and Northern Chester County. In 2018, volunteers donated almost 38,000 hours working from our staging sites in Coatesville, West Chester, Phoenixville, and St. Peters. Applicants need to own their home, be below 200 percent of the federal poverty level, and have their property taxes current or be on an approved payment plan. We help some of the most vulnerable members of the community. Most of the homeowners we assist are elderly, single parents, or individuals with disabilities. Our services are offered at no cost and every dollar goes a long way because volunteers do most of the repairs.

Unlike some organizations, that only repair a few issues, our Repair Supervisor does a complete physical assessment of the home to identify all the health and safety issues. We do all the repairs needed to make the home warm, safe, and dry – no matter how extensive. The work we provide includes roof repair and replacement, plumbing installation and repairs, electrical rewiring and code compliance, heating system installation and repair, insulation and drywall replacement, window and door replacement, making homes handicap accessible, fire restoration, mold remediation, and floor repairs.

The impact Good Works has on individuals, homes, and neighborhoods is far-reaching. In 2018, 1,706 volunteers donated 37,947 hours, we assisted 174 families and completed repairs on 51 homes. Our goals for 2019 are for 1,850 volunteers, 39,000 hours, 180 families assisted and 50 homes completed. Since 1988, volunteers have donated over 700,000 hours to help families in our communities!

## II. Funding Request

### Description of key initiatives

Over the past 31 years we have seen how improving a home's physical condition enables the family to stay in the home, improves the quality of life for its inhabitants and replaces despair with hope. Our Neighbors Helping Neighbors Program enables volunteers to help low-income families right in their backyards. Using volunteers, we transform unsafe and unstable houses into warmer, safer, drier homes, and despair into hope. By improving a home's physical condition, Good Works improves the quality of life for everyone in the family. We also give families the opportunity to rise above their level of poverty and remain in their home. A home that is now a safe, healthy environment for the whole family.

A CDC report from January 2011 stated that: *“Healthy homes are essential to a healthy community and population. They contribute to meeting physical needs and the occupants’ psychological and social health.”* We concur! During the 10 to 14 months it can take for our volunteers to complete repairs, families learn they are not alone, that there are caring people in their community willing to help. When repairs are complete, we also give homeowners two “Hope” certificates they can redeem for future repairs. Through our program, families learn they have a safety net to keep them from losing their home and possibly winding up in a shelter, or worse yet on the street.

We work on approximately 45 homes concurrently and the majority of repairs are accomplished by volunteers on over 200 Saturday and midweek workdays, organized as follows:

General Workdays: Year round Saturday workdays enable individuals and groups to volunteer as their schedules permit. On average, 20 – 40 volunteers with a variety of backgrounds and skill levels are divided into smaller crews and assigned to volunteer Work Crew Leaders and Technical Advisors who answer questions, provide instruction, and make sure all repairs are done properly and safely.

Partner Church Workdays: Our 22 Partner Churches provide their own leaders and volunteers, and have the opportunity to offer more holistic service since people from the church volunteer in the same house from start to finish.

Retiree Workdays: Good Works is fortunate to have a committed group of skilled retirees who volunteer every Monday and Thursday. They focus on emergency repairs and technical projects that are not appropriate for general volunteers.

Corporate Workdays: Local businesses are encouraging their employees to participate in mid-week workdays as a team building activity and a way to "give back" to the communities where they live.

Summer Work Camps: Each summer, we hold two or three week long Work Camps in the Coatesville area for church youth groups, plus an additional week for adults.

### **Specific needs and issues to be addressed**

Chester County, Pennsylvania . . . quaint country inns, beautiful old homes, expansive farms and stone barns paint a picture of peace and tranquility. The median household income is \$96,656, and the many exquisite homes testify to the county's wealth. This is the land of opportunity for careers, recreation and culture for many who reside in Pennsylvania's richest county. Although this portrait of Chester County is picturesque and inspiring, it is not complete. Many low income families live in homes with leaking roofs, mold, collapsing floors, inadequate windows and insulation, no heat in the winter months, porches and steps rotting away, and barely working appliances plugged into unsafe outlets. The average income for the families we assisted in 2018 was \$22,476. This is "the other Chester County."

Near the center of Chester County is the City of Coatesville, the poorest of the 73 municipalities in the county, and where 60 percent of the families we assist live. Consider the following information about Coatesville:

- 35.3 percent of the residents are living in poverty
- 28 percent of households have a female head with no spouse present
- The median household income is \$36,212 – as compared with \$96,656 for the County as a whole

The families who ask us for assistance live with health and safety hazards because they cannot afford the home repairs they desperately need. Repairing all the health and safety issues allows these families to remain in the home and enhances the quality of life for everyone in the family. In 2018, 35% of the families we helped lived in run down mobile homes. Most families who move into mobile homes do so because a mobile home is the only option they can afford. Many of these families are in *situational poverty*, caused by job loss or having to take under-employment. We have always known that most low-income families are just one step away from becoming homeless, but we now see how many middle class families are just one serious illness, accident, or bad decision away from falling into poverty. The good news is that our repairs combat homelessness and keep families from a shelter, or worse yet the street.

Through our program:

- We will combat homelessness by enabling people to remain in their home, which will keep them safer and reduce dependence on government and social programs.

- Homeowners and their families will go from unsafe and unhealthy living conditions to a stable environment in a warm, safe, dry home.
- Volunteers will learn new skills and an appreciation for people in different circumstances as they receive training and assist low-income families.
- Families will become more financially independent as repairs increase the value of the home and contribute to lower energy costs.
- Eliminating safety and health hazards in the home, like mold, will improve the quality of life for everyone in the family and reduces costly out of pocket medical expenses.
- Homeowners and their families will learn they are not alone, that there are people in the community who care and are willing to help.
- Finally, hearts and lives will be transformed as hope and dignity are restored.

### **Why it is important to fund this now**

The economy has not improved dramatically for many low-income families and those living in poverty. The selective recovery has resulted in more situational poverty and record numbers of homeowners requesting help. Sadly, there is no shortage of families living in unsafe and unhealthy homes, which results in a large backlog of homeowners needing help. In most communities, the wait for assistance is more than 18 months because we do not have sufficient resources to keep up with the tremendous demand. Without Good Works intervention many of these low-income Chester County residents risk losing their homes, which would threaten their already tenuous circumstances and deepen their dependence on government and social programs.

### **How impact and results will be demonstrated**

We have traditionally reported our impact by referencing the following metrics: number of volunteers, volunteer hours, families assisted, homes completed – and the many qualitative testimonials we receive. The testimonials communicate how homeowners feel about their involvement with Good Works, which is consistently positive, but in 2018 we added a quantitative scoring system to our exit interviews. Homeowners were asked to rate our impact with options ranging from Strongly Disagree (1) to Strongly Agree (5) in the following areas:

- Good Works helped me remain in my home.
- My home is now safer.
- I learned that I am not alone; there are people who care.
- My quality of life improved because of my experience with Good Works.

In 2018, 18 homeowners returned the new survey and responded with average scores of 4.77, 4.92, 4.94 and 4.88. Since 5 is the highest score, signifying that the homeowner strongly agrees with the statement, we were very encouraged by these initial results. In addition, homeowners were also asked to explain the factors that contributed to the grade. The explanations we received help to illustrate the impact we (and therefore you) are having in our homeowner's lives:

- *The stress that has been lifted from us has made everything else better.*
- *Having a repaired home has made me so happy. I have less depression and anxiety.*
- *I was thinking I might have to leave my home because I could not afford to have things fixed.*
- *Before they made repairs we had 2 electric sockets catch fire. We feel much safer.*
- *My quality of life is better because I have a safer home, and from meeting such wonderful people.*
- *My quality of life is still good, but the stress of a leaking roof is gone. Thank you!*