

# I. CHESTER COUNTY COMMUNITY FOUNDATION GRANT PROPOSAL SUMMARY SHEET

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

Note: If Philanthropy Network's Common Grant Application is used, CCCF's **Summary Sheet MUST accompany application.**

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

**Date** 9/8/2021

## Contact Information

Organization Name: Good Works, Inc.  
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Website: [www.goodworksinc.org](http://www.goodworksinc.org)  
Year Incorporated: 1988  
FEIN: 23-2513834

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## 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 all 49 of the 73 municipalities that make up 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 2020, we assisted 157 families (343 individuals) and completed repairs on 33 homes. 29% of the homeowners were parents with dependent children, 57% were seniors, and 43% were individuals with disabilities.

Annual Budget \$ <u>1,375,750</u>	<u>8</u> # of Full-Time Equivalent Paid Staff
<u>76</u> % of budget for program expenses	<u>11</u> # of Board Volunteers
<u>11</u> % of budget for administrative expenses	<u>873</u> # of Active Non-Board Volunteers
<u>13</u> % of budget for fundraising expenses	<u>21,378</u> # of Volunteer Hours
<i>100 % total</i>	

**Top 3-5 funding sources:** FHL Bank Affordable Housing Program Grant – \$160,000; The Chester County Department of Community Development – \$105,000; Commonwealth of Pennsylvania – \$50,000

**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 33 years, Good Works has been repairing homes and transforming the lives of low-income Chester County families. By making homes warm, safe and dry, we enable families to remain in their home, address their basic need for safe and healthy shelter, and improve the 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. We unite volunteers from the community, businesses and churches to repair homes for local low-income families. Everyone benefits when people from different races, cultures, and backgrounds come together to help a family in need. Our goal is to help these families remain in their home, a home that is now a safe and healthy environment for the whole family. Over the past 33 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. We have always helped 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.

In 1989, a handful of 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, PA. We work on approximately 45 homes concurrently, and in a normal year we have over 1,600 volunteers, many of which volunteer multiple times. 2020 was not a normal year; COVID restrictions severely impacted volunteering. Thankfully, in April of 2020 we were recognized by the Governor's office as providing an essential service and received a waiver to continue work. That waiver allowed our three paid repair staff members to continue to provide critical home repairs. We did emergency electrical, plumbing and heating repairs, and ensured that physically disabled residents had access to a working bathroom or safe egress in an emergency situation. In parallel with the home repairs, our volunteer Ambassadors regularly contacted homeowners by phone, helping them to cope with the fear and loneliness the crisis produced.

Volunteers started slowly returning after the first couple of months of the pandemic, and by the end of 2020 we had assisted 157 families, engaged 884 volunteers who donated 21,378 hours, and completed 33 homes. Since 1988, volunteers have donated over 750,000 hours to help families in our community, and last summer we completed our thousandth home! Our goals for 2021 are for: 1,600 volunteers, 34,000 volunteer hours, 180 families assisted and 50 homes completed.

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.

## II. Funding Request

### Description of key initiatives

Over the past 33 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 warm, safe, dry homes. 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 20 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 on Mondays and Thursdays. They focus on emergency repairs and technical projects that are not appropriate for general volunteers.

Corporate Workdays: This weekday opportunity is a vital part of the Good Works volunteer experience, as local businesses encourage employees to participate in mid-week workdays as a team building activity and a way to "give something back" to the communities where they live.

Summer Work Camps: During the summer, we usually hold 2 – 3, 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 \$102,016, 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 2020 was \$23,546. This is “the other Chester County.”

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

- 25.5 percent of the residents are living in poverty
- 28 percent of households have a female head with no spouse present
- Median household income is \$45,265 – as compared with \$102,016 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 2020, 37% 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. The good news is that our repairs combat homelessness and keep families in their homes.

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.
- 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**

Normal circumstances are very challenging for the families we assist, but that has been especially true during the pandemic. The degraded condition of their homes introduces physical and health hazards that can make them more susceptible to the virus by irritating their already compromised respiratory systems, as in the case of environmentally induced asthma. The impact from the pandemic has had the hardest impact on this portion of our population, where the wait for assistance is already more than 18 months because we do not have sufficient resources to keep up with the tremendous demand. As of 9/7/2021, we are currently working on 47 homes, we have 84 homeowners who have been approved and are waiting for repairs to begin, and we have 62 homeowners at some point in the application process.

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

We have traditionally reported the impact of our efforts by referencing the 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 we also have a quantitative scoring system as part of our exit interviews. In 2020, 18 homeowners returned the survey and responded to the following 4 statements:

1. Good Works helped me remain in my home. All 18 responded that this statement applied to them, with an average score of 4.72. The scoring options for all 4 statements range from 1 to 5, with 1 being “Strongly Disagree” and 5 being “Strongly Agree.” If a responder circles two numbers for the same statement, like a 4 and a 5, it is scored as a 4.5.
2. My home is now safer. All 18 responded that this statement applied to them, with an average score of 4.81.
3. I learned that I am not alone; there are people who care. One of the responders said this did not apply to them. The average for the 17 who gave a numeric score was 4.68.
4. My quality of life improved because of my experience with Good Works. All 18 responded that this statement applied to them, with an average score of 4.64.

Our impact is also seen in the comments from homeowners:

- *Good Works replaced my leaking roof, plus other expensive repairs I couldn't afford.*
- *We would have been kicked out of our home without Good Works.*
- *We no longer have to worry about electrical fires.*
- *You treated me like family.*
- *No more poisonous fumes, our house is now safe.*