

# I. CHESTER COUNTY COMMUNITY FOUNDATION GRANT PROPOSAL SUMMARY SHEET

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

## Contact Information

Organization Name: Friends Home in Kennett  
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Phone: (610) 444-2577  
Website: www.fhkennett.org  
Year Incorporated: 1898  
FEIN: 23-0604260

Date: 9-18-2023

ED/CEO Name: Christine McDonald  
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Board Chair Approval (check here):   
Primary Contact Name: Wright Horne  
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## Organization Information:

### Field/s of Interest:

Arts, Culture & Humanities       Environment/Animal Welfare       Education  
 Health       Human Services       Religion

**Mission:** Friends Home in Kennett is a non-profit organization serving the regional community as a valued resource dedicated to providing a full range of high-quality care prioritizing residents' independence in a homelike atmosphere for older men and women of modest means.

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

All of Chester County.

### Describe Population Served & Annual Number of People Served:

Friends Home in Kennett serves older men and women of limited means. Our current average age is 89, and our average total census for all levels of care is 56. In 2022 we served 96 Independent Living, Personal Care and Skilled Nursing residents. This number will continue to increase because of the popularity of our short-term respite and give-it-a-try programs.

**Annual Budget** \$ 4,561,036

\_\_\_\_\_ 72 \_\_\_\_\_ # of Full-Time Equivalent Paid Staff  
\_\_\_\_\_ 83.8 \_\_\_\_\_ % of budget for program expenses      \_\_\_\_\_ 13 \_\_\_\_\_ # of Board Volunteers  
\_\_\_\_\_ 14.6 \_\_\_\_\_ % of budget for administrative expenses      \_\_\_\_\_ 15 \_\_\_\_\_ # of Active Non-Board Volunteers  
\_\_\_\_\_ 1.6 \_\_\_\_\_ % of budget for fundraising expenses      \_\_\_\_\_ 1,560 \_\_\_\_\_ # of Volunteer Hours  
100 % total

**Top 3-5 funding sources:** Individuals - \$47,924; Quaker Meetings - \$20,914; Foundations - \$206,720; Corporations - \$7,300

**Is this grant proposal for:** Capacity Building \_\_\_\_\_ or General Operating \_\_\_\_\_ Capital Project

**Grant Amount Requested from the Community Foundation:** We will be grateful for any grant amount, but this is a large capital project, and we hope funders will be led to give as they are able appropriate to the project total cost.

### Proposal Summary:

Friends Home in Kennett asks the Grant Panel Members and fund advisors of the donor-advised funds at CCCF to please consider a grant to help fund a new elevator for the Friends Home Personal Care building that will enable wheelchair access to the entire building, solve some "traffic" issues, and solve another vexing problem, listed below. The project has a total cost of \$850,000.

The vexing problem: When a gurney is needed to transport a resident to an emergency care facility, the current elevator does not accommodate a gurney in its horizontal position which causes problems and can lead to the resident's loss of dignity.

We do not encourage wheelchair dependency, but for some needing occasional help from the use of a wheelchair, it will mean increased access to our signature programs.

## II. CHESTER COUNTY COMMUNITY FOUNDATION GRANT PROPOSAL NARRATIVE

*Provide clear, concise information. 3 pages maximum.*

### 1. Nonprofit's history, goals, key achievements & distinctiveness

#### History

Friends Home in Kennett has operated continuously since 1898, when local members of the Religious Society of Friends (Quakers) founded it to serve the needs of older adults among them. A boarding home at first, the Home served "Friends and those in sympathy with Friends." Today, we serve all older adults regardless of their religious preference. Our original building dates to the 1850s, with additions built in 1912, 1914, 1952, and 1959 to accommodate a growing need in the community. In 1980, a 20-bed skilled nursing unit was added. Throughout its history, the Home has offered older adults a safe, comfortable, peaceful place to live in community.

#### Programs and Services

Friends Home in Kennett serves older adults seeking supportive care through its three key residential programs: Independent Living, Personal Care and Skilled Nursing. Each program offers levels of care and support that can be tailored to each resident's specific needs. Some residents live independent of care, enjoying the Home's comfort and security while receiving housekeeping and dining services. Some need assistance with activities of daily living, such as bathing, dressing and taking medications. Others may have additional care needs due to advancing medical conditions.

Short-term, respite stays are available in each level of care. For older adults who live with their children, who need some care in their own homes, or choose to not stay alone, short-term stays can help support independence. Children or caregivers may need to take care of their own medical needs, to take a vacation, or to rest after providing around the clock care. Respite stays may last a few days to a few weeks, and sometimes result in residents moving here permanently.

Intertwined throughout the residential programs are our four signature programs:

- Resident Assistance, providing a financial safety net for residents who have depleted their own resources.
- Performance Arts, which offers a way for residents to perform or to help others perform as a way to slow the effects of aging.
- Health & Wellness, striving for a new concept of old age as an entire life stage, and as such it's not really about age. It's about function.
- Montessori Lifestyle, often called "education for life," incorporates daily, repetitive hands-on experiences that build confidence and foster independence. "Students" experience success and learn through discovery and collaboration.

That extends to all of our residents, and especially those who are dealing with memory loss and dementia. The whole concept of meaningful activity is found throughout our signature programs, improving the quality of life by fully engaging residents in a visually and intellectually stimulating environment.

#### Goals

- Continue to assess and respond to the community's need to provide services for older adults, especially those of limited means or who prefer a simpler lifestyle.
- Stay true to our tradition and history of service to the community while keeping current with innovations in providing compassionate care, such as campus-wide programming for those with cognitive difficulties.
- Maintain and strengthen our signature programs.

## Key Achievements

- Maintaining a high quality of care that consistently receives high marks from the PA Department of Health and the PA Department of Human Services during their annual unannounced surveys.
- Recruiting, retaining, and continued training of a professional, experienced and compassionate staff.
- Providing a more modest alternative for senior living for those of limited means, and those who prefer a simpler lifestyle.
- Instituting *Montessori Inspired Lifestyle* for those in cognitive decline that tailors resident care in answer to the question, “How can we connect with the person who is still there?”
- Establishing a Performance Arts program that gives our residents as many opportunities to engage in the performance arts as possible. We find that performing gives our residents a means to live purposefully every day. We also find that the extra “juice” from performing can be a transforming experience for our residents. This program has, we believe, the potential to slow the effects of aging and cognitive decline.

## Distinctiveness

Friends Home in Kennett serves persons of modest income and is the only area home to do. Friends Home is an independent living and personal care residence, with a separate skilled nursing unit, for older adults of limited means who prefer a simpler lifestyle. Friends Home fills the need for affordably priced personal care in Chester County by offering lower than average rates, even as the cost of services for the elderly in our community continues to rise. Our historic buildings and our central location in Historic Kennett Square give our programs the homelike feel and casual comfort for which the Home is known. The relatively small size of our campus allows our staff to serve as a “community of care” to respond more intimately with residents.

## **2. Funding request**

- **Description of key initiatives**

The first two items in our strategic plan for this period are 1) converting rooms for wheelchair accessibility, and 2) a new elevator to serve more wheelchair users. The plans call for a larger elevator that can accommodate wheelchairs and also a gurney in its horizontal position. It will be placed at the end of a hallway so that residents on that end of the building will have an easy way to get between floors.

The new elevator will open up two stories to wheelchair use, expanding our census potential. We do not encourage wheelchair dependency, but for some needing occasional help from the use of a wheelchair, it will mean increased access to our signature programs. We want to be able to serve ALL people in our community who need what Friends Home has to offer - the heart of Friends Home life. So, the new elevator is a means to an end, and that is the increased accessibility it will provide to these programs and hopefully the resulting increase in participation. On a more practical note, the new elevator will give access to the attic floor as a sizeable storage area which provides access to infrastructure such as plumbing, electricity, etc., in the upper stories, and offers other potential uses.

The new elevator will benefit all residents of the Friends Home buildings, their families, and staff. This means especially those in the independent living, supportive independent living, and personal care cohorts - currently about 40 residents in all. It will also have an impact on the residents of Linden Hall, the skilled nursing facility, when those residents - many in wheelchairs - come to visit residents and enjoy activities in the main Friends Home building - currently 19.

Of course, as the census grows because of the new facility enhancements, more people will benefit.

- **Specific needs & issues to be addressed**

As the average age of our residents increases year after year, their needs also increase. They face changing mobility and endurance issues. Most use canes or walkers with a few who need the occasional use of a wheelchair, although we do not encourage wheelchair dependency. For many residents, stairs are not a safe and viable option.

The main Friends Home building has a single small elevator, last updated in 1988. Our elevator can only accommodate a few residents at a time with walkers and it cannot handle more than one wheelchair at a time. This often means a “traffic jam” for mealtimes as well as for activities scheduled in the main activity room located on a sublevel.

We are currently limited to fully mobile residents, and we must turn away many prospects who need ongoing wheelchair assistance. Also, it has sadly necessitated some current residents seeking another residential facility when a wheelchair becomes a part of their daily life.

Additionally, the lack of an adequate elevator makes the second floor and the basement level effectively inaccessible to those residents who occasionally need a wheelchair, and difficult for a number of residents who are at a distance from the current elevator.

There are further problems when a gurney is needed to transport a resident to a care facility. The elevator does not accommodate a gurney in its horizontal position which causes problems when a resident needs to be transported to emergency care, and can lead to the resident's loss of dignity.

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

There are several unrelated reasons this project should be funded now. The first is to not delay one day longer than necessary in providing easy access for wheelchair users to all that Friends Home has to offer.

The second reason is that it will enable Friends Home to improve its census, which is the governing factor for financial strength and health.

- **How impact & results will be demonstrated**

Here are the beneficial outcomes of the successful completion of this project:

Outcome 1: By August of 2024, five resident rooms in Friends Home will be converted to accommodate wheelchair use.

Outcome 2: By May of 2025, all five converted rooms will be in full use.

These two outcomes, while measurable, do not tell the full story of what Friends Home expects from the successful completion of this project.

- There will be less crowding at the two elevators as residents wait to go to other floors, reducing the possibility of accidents from the traffic flow.
- There will not be any more problems getting gurneys to the second floor for residents who need to go to emergency care.
- While we have been blessed with few mechanical problems that had major impacts on community life with the current 1980's-era elevator, we will now have a good backup in place.
- It will ease the process of moving residents' possessions in and out.