

AUGUST 2024

Organization Name: The Hickman Friends Senior Living Community ED/CEO Name: Toni Kelly
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 Phone:484.760.6300 Board Chair Name: Betsy Stratton
 Website:www.thehickman.org Board Chair Approval (check here):
 Year Incorporated:1946 Primary Contact Name: Rita Brouwer-Ancher
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Organization Information:

Field/s of Interest:

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

Mission: The Hickman is a 133-year-old senior living community located in the heart of West Chester, Pennsylvania. Guided by Quaker principles and traditions that value all life and welcome diversity, The Hickman offers individualized care allowing older adults the opportunity to enjoy a productive life and to explore the richness of all of life’s possibilities.

Geographic Area Served (If not all of Chester County, specify primary Chester County regions served):Counties served currently but not limited to : Chester, Delaware, Wilmington, Bucks, Montgomery, Philadelphia. Also, residents hale from many states across the county and move to West Chester to be closer to family.

Describe Population Served & Annual Number of People Served:

The census averages 74 residents daily. Age range is 68 to 102. Of the 74 residents, 24 are accommodated in our secure dementia care unit, Darlington. 74 residents represent 27, 010 occupancy nights.

Annual Budget \$_ 8,064,821 _____ _47 # of Full-Time Equivalent Paid Staff
 ___ 52___ % of budget for program expenses ___12___ # of Board Volunteers
 ___ 31___ % of budget for administrative expenses ___ 63___ # of Active Non-Board Volunteers
 ___ 7___ % of budget for fundraising expenses ___5206___ # of Volunteer Hours
100 % total

Top 3-5 funding sources:

Bancroft Clark Foundation
 Charles C. Knox Trust
 Friends Foundation for the Aging
 Philadelphia Yearly Meeting

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



II. Chester County Community Foundation **FY25 Grant Proposal Narrative**

History, Goals, Key Achievements and Distinctiveness

BACKGROUND

The Hickman is a senior living community in the heart of West Chester, Chester County, Pennsylvania. The Hickman provides individualized care and assistance to older adults who seek a safe and affordable living environment. The Hickman is committed to diversity. Quaker values lead to a policy of inclusion, seeking diversity, and nondiscrimination on the basis of race, ethnicity, religion, national origin, gender, age, ability, or sexual orientation. Friends believe that there is "That of God in every person." This conviction shaped over three hundred years of action towards equality, respect for difference, and the dignity of all people at every age.

HISTORY

The Hickman was founded in 1891 and continues its mission of providing affordable care to seniors of modest means.

Two women of the West Chester Quaker Community identified the need for housing among the population of widowed, senior women and began raising funds to rent, then build, a home of safety and security. Early benefactors provided endowment funds in addition to building funds that set the path for a future of service to those of modest means. It was not long until men and couples joined the 'family'.

The Hickman building was built in 1936 as the need for additional accommodations was recognized. Like today, the need outweighed the availability of safe, affordable senior housing. Fundraising continued throughout The Hickman's history resulting in Sharpless Hall, now The Anna T. Jeannes Building. The Anna T. Jeannes Building opened in 2018 and features a secure dementia care floor serving twenty-four seniors with compromised brain function, e.g., Alzheimer's disease. Two additional floors accommodate forty-eight additional individuals.

GOALS

The Hickman's primary goal is to be the personal care home of choice in Chester County for seniors of modest means. **DISTINCTION:** The Hickman is one of very few senior homes that does not require prospective residents to liquidate their assets then assign them to The Hickman in perpetuity. The Hickman is a 133-year-old senior living community located in the heart of West Chester, Pennsylvania. Guided by Quaker principles and traditions that value all life and welcome diversity.

ACHIEVEMENTS

The Hickman remains 1 of 3 Quaker based, single site, personal care homes in Chester County. As a template for other Quaker Personal Care Homes, established in 1891, The Hickman is the forebearer to inclusive, modest, senior care facilities.

The Hickman was named the Best Senior Living Community in West Chester for 2022/2023 and 2023/24.

Toni Kelly, LPN, PCHA, CPASRM was voted Administrator of the Year by the Pennsylvania Assisted Living Association from among hundreds of Assisted Living Homes in Pennsylvania. Voted as the best in 2022, Toni Kelly continues to lead the industry as a member serving on relevant boards including the Friends Service Alliance (FSA). FSA is a national professional association serving values-aligned senior care organizations. For over 30 years, FSA has supported staff and governing boards of Continuing Care Retirement Communities (CCRC), home care groups, and foundations with industry-specific professional services.

Toni applies her over 25-year experience in senior care to improving the daily lives of residents, maintaining a solvent operation, and educating staff to the next level of their professional life.

www.thehickman.org/toni-kelly-keystone-award

The Hickman boast two (2) associates who were awarded the All-Star Apprentice of the Year award. The first in 2022/2023 and the second in 2023/2024. This award is granted by Argentum, the leading nation association dedicated to supporting professionally managed senior living communities.

www.argentum.org/argentums-haep-apprentiship program



II. CHESTER COUNTY COMMUNITY FOUNDATION FY25 GRANT PROPOSAL NARRATIVE

- **Description of key initiatives**
- **Specific needs & issues to be addressed**
- **Why it is important to fund this now**
- **How impact & results will be demonstrated**

Funding Request

Issue 1

Resident Assistance Fund

The need for affordable senior housing is great and continues to grow. Based on the U.S. Census Bureau statistics, the 65-and-older population in the United States has increased rapidly since 2010. The same population grew by over a third during the past decade and by 3.2% from 2018-2020 with an expectation that those 65-and-older will nearly double by 2060. The critical difference between The Hickman and other senior residences is that no resident is required to buy into The Hickman for a substantial sum and pay monthly fees. Our residents do not forfeit their assets to The Hickman; the rental model allows a month-to-month commitment. As life expectancy increases, so does the need for financial support. The Hickman requires that an individual reside in the community for 3 years before they may apply for financial assistance. Those who satisfy the 3-year year threshold are living longer. Those eligible for assistance will rise to 51 by the end of 2023 while The Hickman resources will not increase by a similar exponent. Additionally, the ability of families to support aging parents is diminished by fading pension plans, rising education costs, and housing expenses.

Issue 2

Infrastructure Remediation

The Hickman's goal is to continue its mission of providing a structurally sound, attractive, well maintained building that will serve seniors of modest means for the next 132 years.

We are planning a multi-million dollar project. An evaluation by Lenhart Rogers Architectural Firm and Moore Mechanical cites immediate infrastructure needs listed further below.

To accomplish the amelioration, pre-construction costs include relocation of residents to Jeanes Building, space planning, permitting, sourcing General Contractors, site preparation, e.g.: storage of furniture, fixtures and equipment, design and installation of temporary kitchen and food delivery, and more.

1. Overhaul of heating, venting and air condition system
2. Replacement of galvanized water lines, leaking copper hot water lines, drain lines of multiple types
3. Removal of steam piping
4. Electrical overhaul to include comprehensive repair and /or replacement of multiple panels, service cables, junction boxes, covers for 240 bolt outlets
5. Reconfiguring rooms to be compliant with American with Disabilities Act

Why Fund this Now

As life expectancy continues to increase, the demand for financial support among aging individuals is growing significantly. The Hickman community, which requires residents to live there for three years before qualifying for financial assistance, is seeing a rise in the number of eligible residents who are living longer. By the end of 2023, the number of individuals eligible for assistance is expected to reach 51, yet The Hickman's resources are not expanding at a comparable rate.

Moreover, the financial ability of families to support their aging parents is being eroded by various factors, including the decline of pension plans, the increasing costs of education, and the rising expenses of housing. These pressures make it even more urgent to address the growing need for financial assistance within the community.

To mitigate these challenges, The Hickman must undertake several critical pre-construction actions as soon as possible. These include relocating residents to the Jeanes Building, conducting space planning, securing necessary permits, sourcing General Contractors, and preparing the site. Additionally, practical measures such as storing furniture, fixtures, and

equipment, and designing and installing a temporary kitchen and food delivery system are essential.

Prompt action on these fronts is necessary to ensure that The Hickman can meet the rising demand for financial assistance and continue to support its aging residents effectively. Delaying these actions could result in a shortage of resources, leading to significant hardships for both the residents and their families.