

# Partners Creating Community: CCCF General Operating Grant Application

## CHESTER COUNTY COMMUNITY FOUNDATION: GRANT PROPOSAL SUMMARY SHEET

### Contact Information

Date: 9/3/2025

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Website: [partnerscreatingcommunity.org](http://partnerscreatingcommunity.org) Board Chair Approval: **YES**  
Year Incorporated: 4/21/2017; founded in 2016 Primary Contact Name: Brian Dodd  
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### Organization Information: Field/s of Interest:

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

**Mission:** Partners Creating Community transforms lives by providing meaningful artisan employment and inclusive residential 'life-sharing' to adults facing intellectual/developmental disabilities and/or mental health challenges. Through creativity, compassion and community, we nurture independence, dignity and purpose in every individual served. Each individual's unique abilities are celebrated, skills are honed and dreams are realized, which enriches both their lives and the broader community.

### Geographic Area Served: Chester County and 5-county greater Philly area

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

**38 residents/day program participants & 15,000+ customers served at enterprises**

**Annual Budget** \$8,124,000  66  # of Full-Time Equivalent Paid Staff

85  % of budget for program expenses  6  # of Board Volunteers

12  % of budget for administrative expenses  7  # of Active Non-Board Volunteers

3  % of budget for fundraising expenses  700  # of Volunteer Hours

100 % total

#### Top 3-5 funding sources: 2023 Actuals:

Private Pay/Tuition: 68%  
Sales of Product: 15.7%  
Foundation Grants: 11.7%  
Rent of Property: 3.2%  
Individual Donors: .8%

**Is this grant proposal for:** Capacity Building ☐ or General Operating ☒

**Grant Amount Requested:** **\$7,500** (Total cost to complete lower level art studios is \$78,150)

#### Proposal Summary:

2.5 million Americans have an intellectual disability: the majority of adults are either unemployed or Underemployed; in 2023 only 25% were employed. PCC is working to change these statistics. Integrating adults with intellectual/developmental disabilities and/or mental health challenges with and within the community is at the core of our purpose. In our artisan enterprises and life-sharing residences, individuals with-and-without disabilities live and work together in a supportive, family environment.

Our 260 Bridge Café's Green Lion Breads & Heart Stone Pastry—as well as our 256 Bridge Street's Lightspire Art Studio—embody that integration, enriching everyone and the greater community. **We seek funding to complete the lower-level art studio spaces at Lightspire Art Studio.**

## **II. CHESTER COUNTY COMMUNITY FOUNDATION: GRANT PROPOSAL NARRATIVE—3 PP**

*See 3-page narrative below*

1. Nonprofit's history, goals, key achievements & distinctiveness
2. Funding request
  - Description of key initiatives
  - Specific needs & issues to be addressed
  - Why it is important to fund this now
  - How impact & results will be demonstrated

## **III. ATTACHMENTS—EMAILED—8 ATTACHMENTS + GRANT APPLICATION**

1. Copy of 501 (c) (3) federal tax-exempt letter
2. List of Board of Directors, with their affiliations, July, 2024
3. 2024 Filing Extension
4. 2023 Financial Statements, unaudited
5. 2022 Financial Statements, audited
6. 2025 Itemized org operating budget, actual results for prior fiscal year & current fiscal year to date
7. Current Strategic Plan, March, 2022
8. PCC Success Story

## II. CHESTER COUNTY COMMUNITY FOUNDATION: GRANT PROPOSAL NARRATIVE—3 PAGES

**PCC's History & Overview:** Founded in 2016, PCC is a human services organization based in Phoenixville, Chester County. We provide residential services in combination with meaningful, inclusive employment and volunteer opportunities for adults with intellectual/developmental disabilities and/or mental health challenges.

PCC's model creates community with—and more importantly, improves the lives of—adults with disabilities. While providing individualized residential and care management services for residents as well as day participants, we also provide inclusive and meaningful employment and volunteer opportunities. Through our artisan businesses and agricultural initiatives, we offer unique and diverse products to the public.

Our artisan enterprises include Heart Stone Pastry, Green Lion Breads, Pear Tree Coffee Roasters, and Quiet Space arts program, recently renamed *Lightspire Art Studio*. Our agricultural enterprise is the 12-acre Frog Hollow Farm, with vegetables, orchards, flour milling, an apiary, a greenhouse, and our coffee roasting operations.

In the past 9 years, PCC has grown into a flourishing organization with a range of social enterprises intentionally designed to engage adults with intellectual/developmental disabilities and/or mental health challenges. Our focus is to provide more community connections and visibility as well as room for growth. Many products are sold under each business and available at PCC sites as well as through our community-collaboration partners. We currently have 21 partners—support staff partners, event partners, wholesale partners, and donors/supporters. We send monthly/bi-monthly newsletters to over 1,500 supporters; and we create special outreach newsletters about social opportunities in the area to 125 families.

Our innovative, not-for-profit community organizations are designed to expand opportunities for our residents and participants. Through creativity, compassion and community, PCC nurtures independence, dignity and purpose in every individual served. Each individual's unique abilities are celebrated, skills are honed, and dreams are realized, which enriches both their lives and the broader community. Overall, we aim to foster better understanding, interaction and collaboration with neighbors and the larger community.

Our board and staff are committed to ensuring the long-term success and sustainability of PCC through growing current revenue streams and developing new ones. Partners Foundation is the endowment for PCC, and it has recently created a new Sustainability Fund. Our annual fundraising events generate over \$110,000. Our local community demonstrates their commitment to our mission through ongoing support of our 260 Bridge Café and purchase of our products at Frog Hollow Farm and other local farm stands. And, we are committed to our strategic plan and implementing all its steps to ensure growth and financial health for PCC.

**PCC's Lightspire Art Studio—Key Initiatives:** PCC's new building at 256 Bridge Street in downtown Phoenixville provides expanded housing for residents with eight new apartment units and the expanded home for *Lightspire Art Studio*. The completed main floor includes an art gallery and art studio spaces. When completed, the lower level will house additional art spaces and a communal gathering space for residents and participants. This new space provides a safe, accessible and inclusive environment for residents and other program participants. The cost to complete the lower level is \$78,150 which includes \$25,500 in art equipment.

*Lightspire Art Studio* offers individuals of all abilities the opportunity to engage in drawing, painting, pottery, multi-media renderings, screen-printing, woodworking, jewelry making, soap making, fashion design, and other forms of creative expression in a supportive and inclusive setting. The new location provides more room for creating-and-making by residents/program participants—from 10 to 20 working artists. It also provides the opportunity for up to 10 additional

outside community members to join the artists and work seamlessly, side-by-side with them. 2-to-3 art staff members will work in the gallery to handle sales and take part in the growing operations of the gallery and studios. The art gallery offers original pottery, prints, wooded bowls, jewelry, soaps, hand-poured candles, coffee mugs, bird houses and apparel; art pieces continue to also be sold at 260 Bridge Cafe.

**PCC's Lightspire Art Studio—Specific needs & issues to be addressed:** The arts program expansion allows for fresh avenues of personal expression and artistic growth. PCC develops true artisans and seamlessly integrates adults of all abilities in the art space. Our residents and participants flourish and thrive, often successfully tackling tasks independently and assisting in the training of other colleagues.

*Lightspire Art Studio* encompasses gallery exhibition and retail spaces open to the public as well as studio spaces for PCC residents/participants and outside community members. Beyond art exhibits, the gallery area on the main floor of the building serves as a special event space for a range of art lectures, art demonstrations, artist-led workshops, visiting artist presentations, film screenings, dance/performance-based parties, and fundraising activities to engage the community.

The street-level storefront gallery showcases art and crafts created by *Lightspire Art Studio* artists. Seasonal window displays feature artists' curated works, and a gallery wall displays rotating exhibitions. A glass partition separates the public retail space from the studio area while still showcasing artists working and their works in progress. Ultimately, the lower-level art studios will house the woodshop, laser-cutter, and screen-printing work spaces.

**PCC's Lightspire Art Studio—Why is it important to fund this now:** The integration of a connected living space at 256 Bridge Street further fosters a sense of belonging and independence. The space has been transformed into more than just a place of work; it has created a home—a supportive environment where residents as well as the greater community can thrive both personally and professionally. The economic impact extends far beyond commerce. By providing meaningful opportunities for adults of all abilities, both the arts and living spaces are a catalyst for social change. Through a life-sharing model, coupled with the offerings of the art program, individuals who may have been marginalized in traditional job markets become empowered. This not only enriches their lives; it also contributes to the economic vitality of the community tapping into a previously underutilized talent pool.

Each of our unique operations are continuously monitored and adjusted to meet the needs of the diverse team of individuals we serve. With the growing need to provide meaningful opportunities for adults with disabilities, we are putting workplace inclusivity into action and inspiring our community.

**PCC's Lightspire Art Studio—How impact and results will be demonstrated:** *Lightspire Art Studio* artists are encouraged to be inter-disciplinary and have exposure to all areas of art and craft. Each artist has access to personalized studio time as well as customized workshops with facilitators to learn new methods and skills. Artists work with art facilitators and volunteers based on the abilities and interests of both parties. *Lightspire Art Studio's* 'Inner Vision' initiative is the development of each artist's unique body of work; the 'Outer Vision' initiative focuses on creating goods for sale in the gallery/retail spaces and online.

*Lightspire Art Studio* gallery and retail space is open Wednesday-Sunday, 9-4pm, and provides weekly art programming for residents and participants, Monday-Friday, 9-4pm. Residents/participants schedule time to work, with up to 12 artists working at one time in the space. Outside community members have studio access during these same times, and our goal is to extend those days and hours over time. For community use, a monthly membership allows access to the equipment and work spaces. The fee covers a select amount of kiln firings; additional costs apply for specialty items like glazes, wood and print materials. Membership/material fees help to offset operational costs.

Based on monthly art sales of \$600 in 260 Bridge Cafe next door, we anticipate generating \$1,000 per month in art sales at the 256 Bridge Street *Lightspire Art Studio*. Art sales offset some of our monthly costs, and we are actively pursuing additional online sales as well as developing a presence at local/regional art fairs.

We measure success and track results through increasing sales and attendance figures as well as testimonials from participants, volunteers and customers. We invite you to meet one of PCC's current participants, farmer Keith Kerchner, and hear about his personal journey. Keith's words are very powerful and bring our work to life, representing our impact on each of our participants, their families and the greater community. Keith joined PCC in 2022, lending his talents to Frog Hollow Farm. He found immediate success and is thriving! Last year, Keith stepped into an additional part-time role as the Community Liaison with the Development and Communication team. Below is the link to the full interview in our June, 2023, newsletter, or view segments of his interview in the attached document. <https://mailchi.mp/748575199843/meet-our-farmer-fine-wine-dine-results>

### **Budget: Completion of Lower-Level Costs**

The total cost of the 256 Bridge Street is \$323,500, up from the initial \$300,000 capital campaign goal. We secured in \$248,500 funding, and to date, we have completed and paid for 75% of the work.

The 8 apartments on the upper levels that provide additional housing for our residents have been occupied since April 2024. The *Quiet Space* Art Center's first-floor, dedicated to painting, drawing and clay art studios plus gallery space, is almost finished and will open in September.

The remaining cost to complete the lower-level of the *Quiet Space* Art Center, for wood-working, laser-cutting, and screen-printing art studios, is \$78,150.

### **Art Equipment: woodshop, laser-cutting, screen-printing**

Saw Stop Table Saw	\$3,675
20" Planer	\$6,000
8" Joiner	\$3,500
14" Band Saw	\$2,000
25-30 Drum Sander	\$2,500
Universal Drum Dolly & Drum Liner	\$140
Oneida Dust Gorilla	\$4,550
Infrared Dust Sentry & Dust Collection Bags	\$170
Leg Extension bracket	\$185
Equipment Installation/Calibration/Delivery	\$1,080
<i>Subtotal:</i>	<i>\$25,500</i>

### **Construction**

Mechanicals	\$34,200
Electrical	\$11,000
Drywall	\$4,450
<i>Subtotal</i>	<i>\$49,650</i>

### **Break Room for Residents & Participants**

2 sofas, corner table, activity table, 2 chairs	\$2,250
Lighting, rug, mini fridge, white board	\$750
<i>Subtotal</i>	<i>\$3,000</i>

<b>TOTAL</b>	<b>\$78,150</b>
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