



I. GRANT PROPOSAL SUMMARY SHEET

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This page will be shared electronically with Grant Panel Members & Fund Advisors + posted online.

Date: 10/9/25

Contact Information

Organization Name: Good Neighbors Home Repair

ED/CEO Name: Harold Naylor

Address: 224 E. Street Road, #2 Kennett Square, PA 19348

ED/CEO E-mail: harold.naylor@goodneighborshr.org

Phone: 610-444-1860

Board Chair Name: Malcolm Kinnaird

Website: goodneighborshr.org

Board Chair Approval (check here): X

Year Incorporated: 2008

Primary Contact Name: Brad Dunn

FEIN: 11-3839742

Primary Contact E-mail: brad.dunn@goodneighborshr.org

Organization Information:

Field/s of Interest:

	Arts, Culture, Heritage		Education, Library		Environment, Animals
X	Health	X	Human Services		Social Justice, Civic Engagement
	Religion		If other, please describe:		

Mission: Our mission is to serve and care for people in need by making their homes safer, healthier, and more livable, following Christ's teaching to love our neighbors.

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

Southern Chester County and Southern Lancaster County in PA, and New Castle County in DE

Describe Population Served & Annual Number of People Served. (Include Chester County # &/or % served.)

Annual Budget \$1,626,606 _____ # of Full-Time Equivalent Paid Staff _____ 9 _____
_____ 82 _____ % of budget for program expenses _____ 9 _____ # of Board Volunteers
_____ 9 _____ % of budget for administrative expenses _____ 210 _____ # of Active Non-Board Volunteers
_____ 9 _____ % of budget for fundraising expenses _____ 2800 _____ # of Volunteer Hours
100% = total

Top 3-5 funding sources: Top funding sources include PA Whole Home Repair Program, Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) Fund, and ChristianaCare

This grant proposal is for: ☒ Direct Service Programs & General Operating &/or _____ Capacity Building

If Capacity Building Proposal, the focus is:

	Contingency Planning		Partnerships, Collaborations		Merger, Closure
	Mission, Vision, Strategy		Board Engagement & Leadership		Marketing, Communication
	Resource Development		Operations		Technology
	If other, please describe:				

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

Proposal Summary: *(a few sentences, please)*

Good Neighbors Home Repair requests \$5,000 in general operating support to continue providing critical home repairs at no cost to low-income homeowners in southern Chester County. By partnering with local volunteers, contractors, and businesses, we deliver essential repairs—such as roof, plumbing, and heating system replacements, wheelchair ramp installations, and electrical and plumbing repairs—that make homes safer, healthier, and more accessible. This work helps elderly and disabled residents age in place, improves the health and quality of life for individuals and families, strengthens neighborhoods, and provides a cost-effective solution to the ongoing affordable housing crisis.

II. GRANT PROPOSAL NARRATIVE

Provide clear, concise information in 1-3 pages. Please be brief.

1. Nonprofit's overall aims, key initiatives, key achievements & distinctiveness

For over 30 years, Good Neighbors Home Repair has been making homes warmer, safer, drier, and healthier for qualified low-income families in southern Chester County who cannot afford critical repairs. What began in 1992 as a small, volunteer-driven effort repairing a handful of homes in Kennett Square on a \$5,000 budget has grown into a thriving nonprofit serving three counties.

Over the past 13 years, Good Neighbors has expanded its impact and reach—first to northern New Castle County, Delaware, in 2016, and then to southern Lancaster County in 2022. Our vision is for everyone in our community to live in a warm, safe, dry, and healthy home. In 2024 alone, we completed repairs on 205 homes, improving daily living conditions for the individuals who live there. Our 200 volunteers contributed over 3,200 hours of service, and our annual budget now exceeds \$1.5 million.

What makes Good Neighbors distinctive is our highly efficient, community-based model: we combine the expertise of skilled project managers with the dedication of volunteers and the generosity of local businesses and contractors who provide discounted materials and services. This approach stretches every dollar, builds community connections, and transforms lives — one home at a time. In this way, we can complete most projects at one half the typical market rate.

2. Funding request

Good Neighbors is requesting \$5,000 for general operating support that will enable us to continue to provide critical home repairs to low-income homeowners in southern Chester County at no cost to them.

3. What specific needs & issues are being addressed, via what programs and services?

Many low-income homeowners in southern Chester County live in homes that are unsafe, unhealthy, or inaccessible, and they often cannot afford the critical repairs needed to maintain them. Good Neighbors addresses these urgent needs through targeted home repair services, including roof repair and replacement, heating and cooling system repair, electrical and plumbing work, and wheelchair ramp installation—all at no cost to the homeowner. Our programs tackle four major areas of need:

Blight and Risk of Homelessness – Critical home repairs are often deferred because of cost, leaving homes vulnerable to further deterioration. Over time, deferred repairs can result in serious structural damage, loss of property value, and in some cases, unlivable conditions that may force families into homelessness. By providing repairs at no cost, Good Neighbors helps homeowners preserve their homes, reduce the risk of displacement, and prevent neighborhood blight.

Breaking the Cycle of Poverty – Safe, well-maintained homes are an essential foundation for financial stability and long-term wealth building. A typical repair costs approximately \$4,000, yet a repaired home can gain 7% in value—translating to \$17,500 in increased equity for a \$250,000 home. By protecting the homeowner's investment, Good Neighbors helps low-income families maintain and build generational wealth, safeguarding their economic future.

Children and Adolescent Health – Housing-related hazards have significant health consequences for children. Unintentional injuries in the home are a leading cause of death for children under 15, and poor housing conditions contribute to respiratory illnesses such as asthma. Research by the Robert Wood Johnson Foundation found that 40% of asthma diagnosed in childhood is caused by conditions in the home. Approximately 15% of the individuals we serve are children, and our repairs reduce exposure to hazards like mold, faulty heating, unsafe electrical systems, and structural dangers, promoting safer and healthier living environments for young residents.

Senior Health – Older adults are at high risk for falls and other home-related injuries, which account for substantial medical costs. In addition, indoor air pollution and contaminants such as mold or worn carpets exacerbate respiratory conditions like COPD and asthma. Half of the households we served last year included an adult over 60. Our repairs improve mobility, reduce fall risks, and create safer indoor environments, helping seniors age safely in place and maintain independence.

By addressing these interconnected needs — housing stability, economic security, and the health of children and seniors — Good Neighbors not only improves individual homes but also strengthens families, preserves neighborhoods, and invests in the long-term well-being of the community.

4. Why is it important to fund this now?

In 2024, Good Neighbors completed repairs for 52 families in southern Chester County. In the first nine months of 2025, we have already completed repairs for 52 Chester County families. Funding this now is critical because the need for safe, healthy, and accessible housing among low-income homeowners continues to grow. Aging homes increasingly require urgent repairs, and many families cannot afford fixes that affect their health, safety, and ability to remain in their homes. Delaying repairs can lead to more extensive damage, higher costs, and even displacement. With timely support, Good Neighbors can respond immediately — providing roof, heating, plumbing, electrical, and accessibility repairs at no cost to homeowners.

5. How will results & impact be demonstrated?

Good Neighbors measures impact primarily by the number of homes we make warmer, safer, drier, and healthier. Every project we complete directly contributes to these outcomes. Per our strategic plan, we aim to increase the number of homes served by 14% each year, ensuring our impact continues to grow.

In addition to tracking project completion, we assess the qualitative impact of our work on homeowners' lives. Surveys conducted in previous years showed that 90% of homeowners felt more hopeful after receiving free, critical repairs, and 89% reported feeling more confident and positive about having guests in their homes. To ensure long-term effectiveness and maintain strong relationships with homeowners, we now conduct Client Care Visits several months after repairs are completed. During these visits, board members and select volunteers check in with homeowners, provide care packages, and offer additional support if needed. These follow-ups help us confirm that repairs are functioning properly, assess ongoing needs, and gather feedback that informs continuous improvement of our programs.

We also track demographic and household data to better understand the populations we serve, including seniors, children, and households with disabilities. By combining quantitative measures (such as the number of homes repaired, repairs completed per project type, and volunteer hours contributed) with qualitative indicators of homeowner satisfaction and well-being, Good Neighbors can demonstrate the meaningful, lasting impact of our work on families and communities.

- **Additionally, for capacity building grant proposals:**
 - **How will this capacity building initiative impact your nonprofit?**
 - **How will this impact be demonstrated?**
 - **Include a description of the expected activities; timeline & costs to implement the initiative. If external consulting services are required, include the anticipated costs & expertise of the consultants to be hired. Include external consultant proposal/s if applicable.**

III. ATTACHMENTS

Email this support information. If it is on your website, please provide the [URL](#).

1. Copy of **501 (c) (3)** federal tax-exempt letter (attached)
 2. List of **Board** of Directors, with their affiliations [URL](#): (attached)
 3. Most recent **annual report** [URL](#): [Link to annual report](#)
 4. Audited or reviewed recent **financial statement** [URL](#): [Link to audit](#)
 5. Itemized **organizational operating budget** with actual results for prior fiscal year & current fiscal year to date (attached)
 6. If capacity building initiative, **itemized budget** (including external consultant's proposal, if applicable)
 7. Current **strategic plan**. If your nonprofit does **not** have a current strategic plan, **explain why**. (attached)
- Visit our website to learn more at www.chescocf.org
 - Proposals are only accepted electronically: <https://chescocf.org/receive/apply-for-grants/>
 - **Email proposals to grants@chescocf.org**
 - Proposals are considered "complete" when CCCF has **confirmed** receipt of the **Grant Proposal Summary Sheet, Narrative & Attachments**.
 - Proposals are shared electronically and online with Fund Advisors, Donors & Grant Panels.
 - Per IRS Regulations, applicants must be charitable, tax-exempt organizations with 501(c)(3) certification & cannot be individuals.

Please contact Kevin Baffa, Grants Administrator or Stephenie Stevens, Grants Officer at **(610) 696-8211** or grants@chescocf.org with any questions.

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so their philanthropy makes a difference, now & forever.*