



GRANT PROPOSAL SUMMARY SHEET

Date 2/23/2026

Contact Information

Organization Name: Community Warehouse Project of Chester County

Address: P.O. Box 218, West Chester, PA 19380
 Phone: 484-473-4360
 Website: www.communitywarehouseproject.com
 Year Incorporated: 2017
 FEIN: 61-1658782

ED/CEO Name: Glenda Brion
 ED/CEO E-mail: gbrion@communitywarehouseproject.com
 Board Chair Name: Mark Sammarone
 Board Chair Approval (check here): X
 Primary Contact Name: Glenda Brion
 Primary Contact E-mail: gbrion@communitywarehouseproject.com

Organization Information:

Field/s of Interest:

<input type="checkbox"/> Arts, Culture, Heritage	<input type="checkbox"/> Education, Library	<input type="checkbox"/> Environment, Animals
<input type="checkbox"/> Health	<input checked="" type="checkbox"/> Human Services	<input type="checkbox"/> Social Justice, Civic Engagement
<input type="checkbox"/> Religion	<input type="checkbox"/> If other, please describe:	

Mission: The mission of Community Warehouse Project (CWP) is to provide household goods and furniture to Chester County families and individuals in need – at no charge.

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

Chester County

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

CWP serves Chester County individuals, veterans, and families who have graduated from a housing program and are transitioning into permanent housing. Last fiscal year we served 1,224 individuals from over 496 households, including 546 children and 136 veterans.

Annual Budget \$ <u>578,530</u>	<u>2.5</u> # of Full-Time Equivalent Paid Staff
<u>79</u> % of budget for program expenses	<u>9</u> # of Board Volunteers
<u>18</u> % of budget for administrative expenses	<u>140</u> # of Active Non-Board Volunteers
<u>3</u> % of budget for fundraising expenses	<u>2,000</u> # of Volunteer Hours
<i>100% = total</i>	

Top 3-5 funding sources: Chester County (\$50,000), Foxwynd Foundation (\$50,000), Phillies Charities (\$40,000), W.W. Smith Charitable Trust (\$35,000).

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

If Capacity Building Proposal, the focus is:

<input type="checkbox"/> Contingency Planning	<input type="checkbox"/> Partnerships, Collaborations	<input type="checkbox"/> Merger, Closure
<input type="checkbox"/> Mission, Vision, Strategy	<input type="checkbox"/> Board Engagement & Leadership	<input type="checkbox"/> Marketing, Communication
<input type="checkbox"/> Resource Development	<input type="checkbox"/> Operations	<input type="checkbox"/> Technology
<input type="checkbox"/> If other, please describe:		

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

Proposal Summary: As the only furniture bank in Chester County, CWP has a critical role in addressing homelessness in the County. Your investment will support general operating costs of our programming that will reduce the likelihood of a repeat episode of homelessness for as many as 600 Chester County households this fiscal year.



Community Warehouse Project of CHESTER COUNTY

Proposal to The Chester County Community Foundation, February 2026

PROGRAM OVERVIEW In Chester County, PA, 40% of renters are cost burdened, leading to housing insecurity (Chester County Department of Community Development). In fact, eviction filings in Chester County are now higher than they were prior to the pandemic. At 6.5, Chester County's eviction filing rate is among the top 20 counties in the state (Housing Alliance of PA). Once homeless, it is nearly impossible to get back into the housing market. There are simply too few affordable housing options available, making it imperative that recently housed families maintain their housing.

Most individuals transitioning from homelessness move into homes with no furniture, no household goods, and no beds or bedding. It can take months or even years to acquire these items, leaving families with no place to share a meal and children to sleep on the floor. ***It also increases the likelihood of a repeat episode of homelessness.***

A large body of evidence indicates furnished homes for families transitioning from homelessness to permanent housing contribute to improvements in mental, physical, and social health, as well as their ability to pursue and achieve stabilizing goals, including employment and academic pursuits (Journal of Community Psychology, 2022). Nevertheless, furnishings remain a widely unmet need.

Community Warehouse Project is the only furniture bank in Chester County. Through a vast network of over 100 community partners, and by utilizing the support of dozens of volunteers, CWP redistributes unwanted, yet high-quality, donated furniture and household goods to pre-screened individuals and families in need, including beds, bedding, dressers, desks, couches, lamps, kitchen tables and chairs, dishes, pots and pans, utensils, glassware, and more. Our service restores dignity, makes a home fully functional, and improves stability and continued progress towards self-sufficiency. Further, we divert approximately 250 tons of furniture from landfills annually, contributing to the county's environmental sustainability goals.

Since our 2017 launch, CWP has never turned away any request for furniture and household goods, despite a constant uptick in need and demand. Last fiscal year (9/1/2024 – 8/31/2025), we served 496 households. A total of 1,224 individuals were served, including 546 children. We provided 693 beds to needy families along with other basic furnishings and household goods, up from 530 beds in 2022. We typically complete 8-14 deliveries per week, up from 6-10 deliveries previously.

By partnering with multiple service organizations in the county, we amplify their work to combat homelessness and help mitigate the risk of a repeat episode of homelessness. Many of our community partners have come to rely on our service as necessary support for their mission, including Bridge of Hope, Chester County Housing Authority, Chester County Intermediate Unit, Chester County Women's Services, Community Youth and Women's Alliance, Domestic Violence Center of Chester County, Home of the Sparrow, Nurse Family Partnership, Valley Youth House, and Veterans Administration, among others.

"Together we are the village for those who need us the most. I am so thankful for CWP."
Case manager at Brandywine Valley Active Aging – Coatesville Campus

FUNDING REQUEST CWP is eager to partner with The Chester County Community Foundation. Your support will provide hundreds of struggling households with the furnishings they need to create a safe and secure home during a challenging economic time for too many Chester County households.

Goals and Objectives: CWP's overall goal is to support homeless families and veterans as they transition from homelessness to stable housing. Objectives of our critical service includes:

1. Fill every request for furnishings (beds, dressers, couches, tables, chairs, etc.) in a timely manner – leave no referral unanswered.
2. Provide enough household goods (pots, pans, plates, utensils, bedding, linens, etc.) to make every home fully functional.
3. Contribute to county and state environmental sustainability goals.

Constituency Served: CWP serves residents of Chester County who are transitioning from homelessness into stable housing. Despite Black/African Americans making up just 6% of Chester County's population, they represent approximately 41% of those experiencing homelessness (2025 Point-in-Time Count). The demographics of our clients reflect this data: 65% of our clients identify as a member of the BIPOC community, with 41% identifying as Black/African American. According to the 2022 Blueprint Report published by The Fund for Women and Girls (www.thefundcc.org), single mothers comprise 11.3% of all Chester County families. Single mothers are over-represented in our pool of clients – 45% of the families we serve are headed by a single mother; a total of 70% of the adults we serve are women. Children make up 45% of the total individuals we serve.

"I had Christmas in July. The support from Community Warehouse was my lifesaver because I had nothing and no funds to purchase anything for my apartment."

Evaluation: CWP aims to mitigate the risks of homelessness by improving the likelihood that a newly housed family maintains their housing. We use the following indicators of success to measure our program impact:

- Serve at least 1,000 individuals, including at least 500 children
- Provide all requested furnishings, including a new bed and bedding as needed
- Deliver furnishings and household goods within 2 days
- Clients report satisfaction
- Clients report being treated with dignity and respect by CWP staff and delivery staff
- Program partners report satisfaction with the service

FUNDING REQUEST A 2022 article in Journal of Community Psychology supports previous studies on furnishings, reporting that furnished homes for families transitioning from homelessness to permanent housing contribute to improvements in mental, physical, and social health, as well as their ability to pursue and achieve goals, including employment and academic pursuits. Within this study, beds emerged as the most impactful type of furniture. "Beds allowed participants to achieve restful sleep and experience its restorative mental and physical benefits. The connection between insufficient sleep and poor mental and physical health is well-established in adult samples, with women especially susceptible to its adverse effects. For children, insufficient sleep was linked to poor school performance... [and] a host of other negative outcomes for youth, including decreased physical activity, weight gain, depression, suicidal ideation, and risk-taking behaviors."

Beds are the most challenging item for us to provide. All our furniture is donated, including beds and mattresses. However, we do not receive near enough clean, usable mattresses and bedding to fill the need. Despite receiving deep discounts, we routinely overspend our budget due to increasing need and demand, and we expect worsening conditions in Chester County as our social safety net unravels.

Meanwhile, our operating costs are skyrocketing. We experienced a 48% increase in our CAM expenses from FY2024 to FY2025. We expect our CAM costs to increase by another 21% this fiscal year. Due to rising costs, we expect to spend at least \$210,000 on transportation of our furnishings, up from the \$192,000 we budgeted for FY2025, and \$115,000 on the bedframes, mattresses, and bedding we routinely must purchase to cover a wide gap between usable bed donations and need, up from the \$98,000 we budgeted in FY2025. Your investment will help us meet the need while absorbing rising costs. Together, we can support the physical health and emotional well-being of vulnerable families, women, children, and veterans so they can maintain their housing and thrive.