



I. GRANT PROPOSAL SUMMARY SHEET

To obtain an electronic version of this application, visit www.chescocf.org

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

Date 2/28/2026

Contact Information

Organization Name: **Emmaus Home**
 Address: **2000 Sproul Rd**
 Phone: **484-490-5623**
 Website **emmaushome.org**
 Year Incorporated: **2015**
 FEIN: **47-1078731**

ED/CEO Name: **Kylie Moreschi**
 ED/CEO E-mail: **Kylie.moreschi@emmaushome.net**
 Board Chair Name: **Anne Leopold**
 Board Chair Approval (check here):
 Primary Contact Name: **Brendan Bradley**
 Primary Contact E-mail: **info@npograntwriting.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:

Emmaus Home provides safe, stable, community based residential services for adults with intellectual and developmental disabilities so they can live with dignity, purpose, and belonging. Founded in Pennsylvania by a mother seeking a humane alternative to institutional care, Emmaus operates small, family style group homes integrated into local neighborhoods.

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

Chester County and surrounding counties including Delaware, Montgomery, and York. This request supports residents living in Chester County homes.

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

Emmaus Home serves adults with intellectual and developmental disabilities who require 24-hour residential support, assistance with daily living, medication management, and community integration. Residents often transition from family homes or extended waiting lists for Medicaid waiver funded services and require structured, community-based housing to live safely and with dignity.

Emmaus operates 15 residential homes across southeastern Pennsylvania serving approximately 30 adults annually. Three of these homes are located in Chester County, two in Phoenixville and one in Downingtown, currently serving five residents in Chester County. Chester County residents represent approximately 17 percent of the individuals served organization wide.

Annual Budget \$ 5,912,729

94.5 % of budget for program expenses

5.5 % of budget for administrative expenses

75 # of Full-Time Equivalent Paid Staff

7 # of Board Volunteers

14 # of Active Non-Board Volunteers

0 % of budget for fundraising expenses
100% = total

Not formally tracked # of Volunteer Hours

Top 3-5 funding sources:

Medicaid Waiver Reimbursement

Foundation Grants

Individual Contributions

Corporate Contributions

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: \$ 10,000

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

Emmaus Home requests \$10,000 in general operating support to sustain residential services for adults with intellectual and developmental disabilities living in Chester County. Adults with I/DD often face limited social opportunities and barriers to meaningful community engagement. Stable staffing and flexible operational funding are essential to ensure residents receive not only safe housing, but enriching experiences that promote dignity, inclusion, and quality of life.

Emmaus Home supports residents in participating in community-based activities such as trips to local museums, beach outings, bowling nights, park picnics, arts and crafts programs, and therapeutic horseback riding. These experiences foster social connection, confidence, and personal growth, yet they require consistent staffing and operational support to implement safely and effectively.

Funding will support direct care staffing, supervision, care coordination, and essential household needs including maintenance, updated furnishings, and healthy food. These resources ensure that residents live in safe, welcoming homes and have access to meaningful activities that strengthen community participation and overall well being.

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

2. Funding request

- **What specific needs & issues are being addressed, via what programs and services?**
- **Why is it important to fund this now?**
- **How will results & impact be demonstrated?**

- **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.**

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

Emmaus Home was founded to provide a humane alternative to institutional care for adults with intellectual and developmental disabilities. Its mission is to ensure that individuals with disabilities live in safe, stable, community-based homes where they are treated with dignity and supported to live meaningful lives.

Emmaus operates 15 small, neighborhood based residential homes across southeastern Pennsylvania, serving approximately 30 adults annually. Three of these homes are located in Chester County, two in Phoenixville and one in Downingtown, currently serving five Chester County residents. Chester County residents represent approximately 17 percent of individuals served organization wide.

Emmaus Home's residential model emphasizes individualized support, family style living environments, and meaningful community integration rather than institutional settings. Residents receive 24-hour supervision, assistance with daily living skills, medication management, and structured support plans designed to promote independence and social connection. The organization has grown responsibly while maintaining strong oversight, compliance with state standards, and a consistent commitment to quality care.

2. Funding request

Emmaus Home seeks \$10,000 in general operating support to sustain its three Chester County residential homes.

Adults with intellectual and developmental disabilities often experience limited social opportunities and barriers to community engagement. In addition to providing safe housing and essential supervision, Emmaus prioritizes enriching experiences that foster dignity and belonging. Residents participate in activities such as museum visits, beach outings, bowling, park picnics, arts and crafts, and therapeutic horseback riding. These experiences require adequate staffing and operational flexibility to implement safely and consistently.

Funding is important at this time due to rising operating costs, workforce pressures, and increasing demand for residential placement. While Medicaid waiver funding supports core services, it does not fully cover household maintenance, updated furnishings, healthy food costs, enrichment activities, or staffing stability beyond minimum requirements. Philanthropic support ensures that the Chester County homes remain safe, welcoming environments where residents can thrive.

Results and impact are demonstrated through individualized support plans, compliance with state oversight standards, health and safety monitoring, incident reporting and reduction metrics, staff retention tracking, and ongoing communication with families. Stability in housing, consistent staffing, and sustained community engagement reflect the effectiveness of Emmaus Home's residential model in Chester County.

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
 2. List of **Board** of Directors, with their affiliations **URL:**
 3. Most recent **annual report URL:**
 4. Audited or reviewed recent **financial statement URL:**
 5. Itemized **organizational operating budget** with actual results for prior fiscal year & current fiscal year to date
 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**.
- 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.

*Connecting people who care with causes that matter,
so their philanthropy makes a difference, now & forever.*



CAPACITY BUILDING FOR NONPROFITS:
Coping with Cutbacks



Capacity building is about empowering nonprofits to do **more good, more effectively, and for the long term**. It strengthens an organization's ability to fulfill its mission, enhance sustainability, and better serve its community.

At its core, capacity building focuses on improving a nonprofit's internal systems, leadership, and resources so that impact can grow and endure.

Traditionally, capacity building has included efforts such as **board and staff leadership development, strategic planning, fundraising, and technology investments** to improve operations and organizational effectiveness.

Today, however, nonprofits face a rapidly changing environment. Shifts in federal policies have resulted in rapid changes at all levels and in new directions. Nonprofits must **“meet the moment” and cope with cutbacks— think differently, shift paradigms and transform how we understand and interact with the world around us...adapt how we plan, lead, fund, and collaborate.**

Capacity building can play a critical role in helping nonprofits adapt and innovate. This may include **funding scenario planning, exploring new revenue models, expanding partnerships, pursuing mergers or strategic alliances**, and other adaptive strategies that strengthen long-term resilience.

Capacity building support can take many forms, tailored to each organization’s unique needs. Examples of projects that may be funded include:

- **CONTINGENCY & SCENARIO PLANNING**

Scenario Planning – Financial Modeling & Forecasting

- **PARTNERSHIPS, COLLABORATIONS**

Coalition Building – Collaboration - Mergers & Acquisitions

- **MERGER, CLOSURE**

These unprecedented times may present the need for a merger or closure of your organization.

Contact chaya@chescof.org to confidentially discuss funding to assist in the planning or initial steps.

- **MISSION, VISION, STRATEGY**

Organizational Assessment - Strategic Planning – Strategic Restructuring – Coping With Cutbacks

- **BOARD ENGAGEMENT, LEADERSHIP**

Board Recruitment – Board Engagement – Increasing Networks & Community Support - Leadership Development – Executive Transition & Succession Planning

- **MARKETING, COMMUNICATION**

Nonprofit Business Messaging & Storytelling – Re-branding – Marketing Planning & Re-Positioning – Crisis Communications Planning

- **RESOURCE DEVELOPMENT**

Major Gift Donor Identification, Cultivation, Development & Stewardship - Development Campaigns (Annual, Capital, Planned Giving) - Earned Income Development - Social Enterprise Feasibility & Development

- **TECHNOLOGY, OPERATIONS**

Business Continuity Planning - Financial Management - Human Resources - Volunteer Management - Industry Certification - Risk Management - Technology Improvements

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