



ZELINDA LEBOUTILLIER CHARITABLE FOUNDATION REQUEST FOR PROPOSALS

I. SUMMARY SHEET

(One page only. This page will be shared with Grant Committee Members.)

Date: 3/1/2026

Contact Information:

Organization Name: Habitat for Humanity Chester County
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Contact Name: Liz Price
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Year Incorporated: 1989

Has your nonprofit previously applied to the Community Foundation: Yes No

Field/s of Interest:

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

Organizational Information:

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

Annual # of Clients & Description of Population Served: Habitat Partner families earn 30% to 80% of Chester County's AMI. Last year we served 7 new homeowner families and 25 home repair families.

Mission Statement: Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope. Habitat for Humanity of Chester County envisions a world where everyone has a decent place to live.

Organization Description:

Annual Budget \$5,780,500	20 # of Full-Time Equivalent Paid Staff
71% of budget for program expenses	16 # of Board Volunteers
20 % of budget for administrative expenses	2500 # of Active Non-Board Volunteers
9% of budget for fundraising expenses	30,000 # of Volunteer Hours
<i>100 % total</i>	

Top 3-5 funding sources: Individual Donors, Grants, and Fundraising Events

Proposal Information:

Grant Amount Requested: \$2,500

Summary Description of Grant Purpose: Habitat for Humanity of Chester County builds quality homes that hard-working partner families in our community can afford. Nearly 200 Habitat families are building equity towards their future thanks to our many volunteers and donors.

ORGANIZATION BACKGROUND AND HISTORY

Habitat for Humanity of Chester County (HfHCC) began operations in 1986 as a unit of the Greater Philadelphia Area Habitat for Humanity and became a separate affiliate in 1989. To date, HfHCC has provided affordable housing in partnership to nearly 200 families in Chester County.

While the annual median household income in Chester County is over \$123,000, the majority of Habitat's partner families earn less than half of that. Habitat offers an alternative to renting through affordable homeownership. The average HfHCC mortgage payment is less than most partner families are paying in rent. These families acquire an immediate upgrade in their standard of living and the opportunity to build equity towards their future and break the cycle of poverty.

PROGRAMS, ACTIVITIES, AND ACCOMPLISHMENTS

Homeownership Program

Habitat's Homeownership Program is one of intervention—stepping in to break the cycle of poverty characterized by burdensome housing costs and poor living conditions. By selling homes instead of giving them away, HfHCC allows homeowners to take control of their own lives and create their own fresh start.

Family applicants are selected based on three criteria: need for adequate shelter, ability to pay, and willingness to partner. When Habitat selects a family for partnership into its homeownership program, they receive far more than a house. Several milestones along families' paths to a new Habitat home help them become vital participants in the Chester County community.

- Fiscal Opportunity - Each property is sold to a partner family using an affordable mortgage. This economic model ensures that hard-working families, though low-income, can have access to the benefits of homeownership.
- Homebuyer Education - Future homeowner preparation has enabled HfHCC to achieve a foreclosure rate of less than 5%. Through a partnership with USDA identified social service providers, families understand and resolve credit issues, learn budgeting basics, and money-saving techniques. Furthermore, applicants attend workshops on general home maintenance.
- Sweat Equity - Each adult applicant is required to work on the construction site as part of his or her eligibility for Habitat homeownership. As well as adding to the construction labor pool, this model makes homeowners immediate stakeholders in the neighborhood in which their home is located. Working side-by-side with volunteers allows partner families to develop positive relationships with community members.

Target Population

HfHCC serves low-income families of Chester County regardless of race, gender, culture, religion or familial status, earning 30% to 80% of the Area Median Income (AMI), for a family of four. HfHCC is designed to help a unique group of people who are in need of adequate housing, in a position to make monthly mortgage payments, and unable to obtain conventional mortgages by other means.

More than 70% of our homeowners are single-parent heads of household. Furthermore, of our families who have self-identified their race/ethnicity, 69% are of African or African-American descent, 13% are Hispanic and 17% are Caucasian.

Why it is important to fund this now

For many hard-working families, the fruit of their labor is substandard housing. Apartments that lack adequate plumbing and heating systems that no longer work are just some of the deplorable conditions they are forced to live with. Moreover, rental costs, even for unsafe or inadequate housing can easily consume more than half a family's income - leaving low-income families little money for other necessities like food, clothing or health care. These families must also live a great distance from the workplace, increasing their commuting time and decreasing their productivity.

In order to provide for the basics of life, many Chester County families are forced to live in unstable, unsafe, and substandard housing situations. Naturally, there are imminent threats to the health of families who live in such situations. Some of the greatest threats, however, are intangible. Families in substandard housing live a precarious existence where the loss of a job, illness of a breadwinner, or simply a rise in rent can mean homelessness.

IMPACT AND RESULTS

Of the 195 homes built or rehabilitated by HfHCC volunteers, only 5% have gone to foreclosure and subsequent sheriff sale. This low percentage is due to the homeowner's investment of time during the construction of their home, creating a sense of pride of ownership.

Upon transfer of the home to the applicant family, HfHCC's Director of Family Services will monitor the family's progress. Longer-term results are measured by the number of years that the family will spend in their home, mortgage payment history, satisfaction of the second mortgage, and satisfaction of the first mortgage.

Ultimately, there is a human factor to our self-help homeownership program, one that can only be measured over a lifetime. Studies have shown that Habitat homeowners experience an improvement in self-esteem, well-being, overall family health and neighborhood pride. Homeownership confers a substantial benefit to children, too: children of homeowners score better on academic tests, graduate at a higher rate, and experience fewer behavioral problems. Each Habitat home represents an investment in the future of a hard-working family in need.

Habitat recognizes that affordable housing is an urgent problem that requires extraordinary steps. The Zelinda LeBoutillier Charitable Foundation's support would provide a critical hand up to a hard-working family in need of a safe, affordable place to live.

Funding Request

Habitat has significantly expanded our construction operations by building and repairing more homes and helping more families while having greater community impact.

Please consider a gift to fund Habitat construction of a new, affordable home in Chester County. Your support will give a local family the chance to thrive.

Grant Amount Requested \$2,500

This grant will fund the purchase of materials needed to build a child's bedroom. This includes framing, drywall, windows, flooring, closet, light fixtures, and the interior door. This gift gives children the gift of a peaceful place to sleep, a quiet place to complete homework, and a sanctuary to dream about their future.

Everyone deserves the opportunity for a better future, and a safe, affordable place to live can remove barriers to opportunity, health, and success. This can change a family's life for years and in many cases for generations