

GRANT PROPOSAL GUIDELINES as of 10.1.25

Direct Service Programs & General Operations

No deadline for DAF proposals.
Deadlines announced thru the year
for Directed Funds.

- ◇ Grants **focus on Chester County** causes & issues; but are not limited to Chester County.
 - ◇ Charitable nonprofits working in **all fields of interest** are considered, such as:
 - Arts, Culture, Heritage
 - Education, Libraries
 - Environment, Animals
 - Health
 - Human Services
 - Social Justice, Civic Engagement
 - ◇ **General operating** grants are encouraged. Clear, succinct, compelling descriptions are appreciated: mission, aims, results & impact.
 - ◇ Nonprofits with **higher GuideStar ratings** receive stronger consideration. Update yours for free at <https://www.guidestar.org/>
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- ◇ Proposals can be submitted **anytime all year**.
 - ◇ Grant decisions are made **intermittently** all year, as Fund Advisors desire.
 - ◇ Grant **awards** typically range from **\$2,500-\$10,000**.

Capacity Building: Coping with Cutbacks

No deadline.
Proposals accepted anytime.
Reviewed 15th bi-monthly.

- ◇ Nonprofits must be **located in & primarily serve Chester County**.
 - ◇ Nonprofit annual **budget** must be **\$1M or less**.
 - ◇ The goal of capacity building grants is to **strengthen organizational ability to effectively achieve mission and become more sustainable** over time. Priority will be given to proposals that help nonprofits shift their paradigms to cope with challenges and changes. Areas of focus include:
 - **Scenario & Contingency Planning**
 - **Financial Modeling**
 - **Partnerships, Collaborations**
 - **Merger**
 - **Closure**
 - **Resource Development, Revenue Diversification**
 - Mission, Vision, Strategy
 - Board Engagement, Leadership
 - Marketing & Communication
 - Operations
 - Technology
 - ◇ Proposals can be submitted **anytime all year**.
 - ◇ Proposals are reviewed the 15th bi-monthly.
 - ◇ Grant **awards** typically range from **\$2,500-\$10,000**.
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As you are aware, there is ongoing uncertainty around federal and state funding that significantly impacts nonprofit organizations. The Community Foundation is committed to supporting a strong and resilient sector, and we encourage all organizations to be proactive in their planning.

We strongly encourage every nonprofit to engage in scenario planning, examine cash flow projections and assess funding risks. We have seen nonprofits explore a variety of pathways forward, such as adapting program design, reducing or merging operations and significantly diversifying revenue streams.

Please contact Kevin Baffa, Grant Administrator
at (610) 696-8211 or grants@chescocf.org with questions.

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

HOW ARE GRANT DECISIONS MADE AT THE COMMUNITY FOUNDATION?

The Chester County Community Foundation **connects people who care with causes that matter**, so philanthropy makes a difference **now & forever**. With **400+ charitable funds** housed under one umbrella, a single proposal provides multiple pathways for nonprofits to be considered for funding. Nonprofits are encouraged to submit proposals **throughout the year**. Grant funds are awarded from multiple funding pools:

1. GRANTS FROM CCCF DONOR ADVISED FUNDS (DAFS)

- **Families and individuals** establish Donor Advised Funds—endowed charitable funds invested to provide a perpetual stream of earnings to fund nonprofit grants.
- Most DAF grants support **direct service programs and general operations**.
- DAF grant decisions are made independently by donors, sometimes with guidance from Community Foundation staff, and are awarded on a **rolling basis throughout the year**.

2. GRANTS FROM CCCF DESIGNATED ENTRUSTED FUNDS

- CCCF Designated Entrusted Funds are stewarded by volunteer grant panels and Community Foundation staff.
- We accept **Operating & Program Grants proposals year-round**; and from time-to-time issue special, focused Calls for Proposals as new funding becomes available.
- We accept **Capacity Building Grant Proposals year-round**; and from time-to-time issue Calls for Capacity Building Proposals as new funding becomes available. Capacity building grants are intended to strengthen the long-term effectiveness and sustainability of nonprofits serving Chester County.
- Grant panels review proposals and deliberate **monthly**.

DUE DILIGENCE

The Community Foundation is committed to making thoughtful, informed grantmaking decisions. To do so, our staff, donors, and grant panel volunteers:

- Review organizational and financial data via **GuideStar** (<https://www.guidestar.org>) and IRS Form 990.
- Review all submitted proposals, which are **publicly available** at <https://chescofcf.org/receive/find-active-grants/>.
- Conduct site visits, community research, and online research to better understand mission and impact.

Please note: In compliance with IRS regulations, applicants must be charitable, tax-exempt 501(c)(3) organizations; funding cannot be awarded to individuals.

TO APPLY

- To learn more, visit www.chescofcf.org
- Proposals are only accepted electronically. The format is online at <https://chescofcf.org/receive/apply-for-grants/>
- **E-mail proposals to grants@chescofcf.org**
- Proposals are considered “complete” when CCCF has **confirmed** receipt of the **Grant Proposal Summary Sheet, Narrative & Attachments**. Budgets and financials are important. Please include them.
- Proposals are shared electronically and on-line with Fund Advisors, Donors & Grant Panels.

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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 9.3.26

Contact Information

Organization Name: Hope+Door

Address: 950 W Valley Road, Ste. 2500, Wayne, PA 19087

Phone: 610-628-0862

Website: <https://www.hopeanddoor.org/>

Year Incorporated: 2021

FEIN: 87-1572304

ED/CEO Name: Amy Krulik

ED/CEO E-mail: akrulik@hopeanddoor.org

Board Chair Name: Dan Berger

Board Chair Approval (check here): ☒

Primary Contact Name: Kelly Bertollette

Primary Contact E-mail: kbertollette@hopeanddoor.org

Organization Information:

Field/s of Interest:

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

Mission: Our mission is to create lasting change, one family at a time, by providing emergency rental assistance when unexpected hardships put housing stability at risk.

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

Describe Population Served & Annual Number of People Served. (Include Chester County # &/or % served.) We serve families who have at least one child under 18 in their home and who are facing eviction as a result of an unexpected financial emergency. Nationally, we serve approximately 175 families annually. In 2025, we provided rental assistance to five families in Chester County, totaling \$11,353.

Annual Budget \$1,229,775 _____ # of Full-Time Equivalent Paid Staff _____
_____ % of budget for program expenses _____ # of Board Volunteers _____
_____ % of budget for administrative expenses _____ # of Active Non-Board Volunteers _____
_____ % of budget for fundraising expenses _____ One hour per month _____ # of Volunteer Hours _____
100% = total

Top 3-5 funding sources: Our top five supporters are Berger Rental Communities, RestoreCore, Peaceable Street Capital, Westover Property Management, and Entrata.

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: \$ _____ 10,000 _____

Proposal Summary: *(a few sentences, please)* Hope+Door respectfully requests \$10,000 from the Chester County Community Foundation to continue our work to prevent families from facing an eviction across the county. Hope+Door provides up to two months of rental assistance for families who have an unexpected financial emergency. Our goal is to step in before an eviction happens to keep a family together and provide relief when they need it most.

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

Hope+Door is a national 501(c)(3) nonprofit providing emergency rental assistance to families with school-age children experiencing unexpected financial hardship. When an unforeseen illness, job disruption, or emergency expense puts stable housing at risk, Hope+Door intervenes quickly - covering up to two months of rent through direct payments to landlords, ensuring a streamlined process for both families and housing providers.

Hope+Door's model is distinguished by its upstream approach: rather than serving families after they have already lost their homes, the organization steps in at the critical moment when a short-term setback can still be resolved before it becomes a long-term crisis. By addressing housing instability early, Hope+Door prevents the cascading consequences of eviction — including displacement, school disruption for children, and the far greater costs of emergency shelter and homelessness services — and helps families regain stability with dignity and efficiency.

Hope+Door provides up to two months of rental assistance to families facing eviction. To date, nationally, we have helped over 350 families in 35 states, providing over \$900,000 in rental assistance. To qualify for assistance from Hope+Door, a family must have at least one child under 18 on their lease, have lived in their current apartment for at least 12 months, and be able to continue to pay their rent going forward. Our objective is to get a family's rent balance to zero so they can get back on their feet and remain in their home.

One of our proudest success metrics is that 91% of our rent grant recipients are either still in their apartment or have right-sized their living situation. These rental payments put them in a position to make a housing change whenever they're ready, without an eviction on their credit history.

2. Funding request

- **What specific needs & issues are being addressed, via what programs and services?**

There are an estimated 2.7 million eviction cases nationwide each year. 53-56% of those are households with minor children. 22.7 million households are considered cost-burdened, spend more than 30% of their income on rent and utilities, while 12.1 million households are severely cost-burdened, spending more than 50% of their income on rent and utilities. It is not surprising that an unexpected financial emergency can quickly result in a family not being able to pay their rent and facing homelessness.

While every family's circumstances are unique, the complications that result from homelessness are similar: children pulled out of the school and community they are comfortable in, parents forced to relocate and lose touch with their professional network, and reliable childcare becomes difficult to find. Children are particularly affected by homelessness, both educationally and socially. They are at a heightened risk of academic failure and more likely to struggle with anxiety, depression, and behavioral issues. Students whose parents faced eviction experienced an increase in absences and, among those who switched schools, more suspensions. Infants born to mothers who have an eviction filed against them during their pregnancy are more likely to be born prematurely or low birth weight and may also have higher mortality. Moreover, these disruptions can create a cycle of poverty, where setbacks hinder future opportunities, perpetuating a legacy of instability.

Our objective is to keep families in their homes, or to allow them to move into the home of their choice on their own timeline. We do this by getting their rent balance to zero with a one-time rent grant for up to two months of rent.

- **Why is it important to fund this now?**

The demand for our services is rapidly increasing. We have seen a 453% increase in applications in the first six months of 2026 compared with the first six months of 2025. With the cost of living going up, things that might have been a small setback a few years ago can cause an even bigger financial blow now, which is one reason for the increase in demand. We've also put a focus on outreach efforts, partnering with the Pennsylvania Apartment Association as well as local social service organizations, to get the word out about what we do so that we can help more families.

- **How will results & impact be demonstrated?**

We measure success via a post-grant survey sent to all recipients, which tells us whether residents are still in their apartments and have adequate means to keep paying rent. We also ask whether they have right-sized their living situation — increased or decreased their housing size based on what's best for them, of their own volition. Success for us means 91% or more of Chester County families we support remaining in their homes, or in a home of their choosing, without an eviction on their record.

We also measure success by the costs we've saved the apartment industry. Eviction carries financial and socioemotional costs for both families and landlords. When we prevent an eviction, the landlord retains a regular income stream, allowing them to reinvest in their properties. We calculate this by combining state-level average monthly rent, estimated vacancy periods, and standardized turnover costs. We estimate we've saved property management companies in Pennsylvania over \$785,000 in eviction costs over the last five years.

The emotional toll of evictions extends to property management staff as well. One leasing agent recently shared: "When my residents would come back to my office crying tears of relief because of how much help they received, I was thrilled. Partnering with Hope+Door has let me sleep at night, knowing my families are getting help I couldn't give them myself, and it lets us cancel court proceedings and keep them in their homes."

We also measure success through informal feedback. We regularly receive notes like this one: "My family is grateful for the support and we are blessed that there is an organization like yours helping families."

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:** <https://www.hopeanddoor.org/who-we-are>
3. Most recent **annual report** **URL:** **Attached**
4. Audited or reviewed recent **financial statement** **URL:** <https://www.hopeanddoor.org/impact>
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** N/A
7. Current **strategic plan**. If your nonprofit does **not** have a current strategic plan, **explain why**.
Hope+Door does not currently have a formal strategic plan. As a young organization, just five years old, we have prioritized building strong programs and relationships in our community before committing to a long-term strategic framework. We are currently in active discussions with several partners about piloting new

initiatives, and these conversations are helping to clarify what the next phase of our growth should look like. We view this period of exploration as a necessary foundation for effective strategic planning, and we intend to undertake a formal strategic planning process within the next three years, once we have a clearer picture of our program mix and partnership model.

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