Family Promise of Southern Chester County

Annual Report 2025



Family Promise of Southern Chester County
1156 W. Baltimore Pike
Kennett Square, PA 19348



Our Mission
Family Promise of Southern Chester County helps families with children experiencing homelessness achieve sustainable housing and stability.

Our Vision
Every child has a home.

Executive Director's Letter

Dear Friends (faithful friends and supporters),

As we close the chapter on 2025, I find myself filled with deep gratitude and steady resolve.

This year was, by every meaningful measure, a banner year for Family Promise of Southern Chester County. We experienced unprecedented generosity in donations, significant growth in grant funding, and — most importantly — we served more families with children than ever before. Behind every number is a parent who can exhale, and a child who has a safe place to sleep.

None of this happens by accident.

It happens because of an extraordinary giving community that believes families deserve stability and dignity. It happens because of our faithful and generous faith-based partners who continue to stand with us — not just in word, but in action. It happens because of a committed Board of Directors who give their time, wisdom, and resources to ensure strong governance and thoughtful growth. It happens because of volunteers who show up consistently and quietly do the work that keeps our mission moving forward.

And it happens because of what I often call our "Squad of Super Heroes" — our dedicated staff. Their tireless commitment, compassion, and professionalism turn hope into housing and crisis into stability every single day.

2025 was not simply about growth — it was about impact. It was about strengthening our Promise House model, deepening prevention efforts, expanding partnerships, and building the infrastructure necessary for long-term sustainability. We are proud of how far we have come, but we are even more focused on where we are going.

As we look toward 2026, we do so with hope — and with vigilance. Growth is meaningful only when it remains mission-driven. We must stay steady, focused, and intentional. The need remains urgent. Families in our community are still one emergency away from homelessness. Our work is not finished.

We will continue to innovate.
We will continue to collaborate.
We will continue to strengthen families.

Until every child has a place to call home.

Thank you for believing in this mission. Thank you for walking beside us. Thank you for making 2025 a year of impact.

With gratitude and determination,





Carol M. Lowe, MSW, LSW
Executive Director

FamilyPromise

2025 STAFF

Carol M. Lowe, MSW, LSW
Executive Director

Andra Frazier
Case Manager

Leticia Cruz
Assistant Case Manager

Logan Farmer
Case Manager Intern

Beatrice Heider
Event Coordinator/Social Media

Sandra Smith, MSW, LSW
Clinical Counselor

Lisa Petrone, MSW, LSW
Executive Administrative Assistant

Salma Perez
Administrative Assistant

Janet Boyce
Megan Kauffman
Volunteer Coordinator

Daniel Tafolla
Content Manager

2025 BOARD

Tom Sausen
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Vice President

Cynthia Schofield
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Michael Bell
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Tamara Acuna

Luis Almanza

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Shelly Dutton

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Leon Spencer

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Burton F. Rothenberger (Board Emeritus)

Bill Carl (Board Emeritus)

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Southern Chester County



Our Mission

THE MISSION OF FAMILY PROMISE OF SOUTHERN CHESTER COUNTY IS TO HELP FAMILIES WITH CHILDREN EXPERIENCING HOMELESSNESS ACHIEVE SUSTAINABLE HOUSING AND STABILITY

Part of a National Organization

Family Promise of Southern Chester County is part of a leading national nonprofit organization addressing the problem of family homelessness. With over 200 affiliates, Family Promise serves approximately 125,000 people nationally each year, the majority children. Our affiliate operates as a separate non-profit organization, so we can focus on addressing the needs of our local community.

Support Congregations

Apostolic Church of Oxford
Assumption of the Blessed Virgin Mary Church
Avon Grove Church of the Nazarene
Avondale United Methodist Church
Bethany Presbyterian Church Mendenhall
Christ Church at the Grove
Christian Life Center
Church of the Advent at Kennett Square
Cornerstone Presbyterian Church
Doe Run Presbyterian Church
Episcopal Church of the Advent
First Baptist Church of Kennett Square
New London United Methodist Church
Kennett Friends Meeting
Oxford United Methodist Church
Oxford Presbyterian Church
Presbyterian Church of Kennett Square
St. Christopher's Episcopal Church of Oxford
St. Cornelius Catholic Church
St. Michael Lutheran Church
St. Patrick Catholic Church
The Barn Vineyard Church
Toughkenamon Presbyterian Church
United Methodist Church of the Open Door
United Church of Christ East Goshen
Unionville Presbyterian Church
West Grove United Methodist Church
Westminster Presbyterian Church
Willowdale Chapel

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Our Programs

Eviction Prevention - NEW

Case manager works to stabilize current housing situation if deemed safe and appropriate, typically through working with the landlord and providing rental assistance. The secondary goal is to relocate family if current housing situation is not safe and appropriate.

Promises Made (Diversion)

Case manager works to divert families from shelter and homelessness by assisting them to identify alternative housing options, services, or resources through case management services. This is for families who may be in imminent danger of losing their current housing.

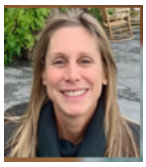
Promise House (Shelter)

Families stay in homes, rented by Family Promise, for up to 120 days. During this time, the case manager works with families to establish and address goals including improving employment, household budgeting/financial literacy, connecting to entitlements, and securing permanent housing. Families also receive life skills training such as improving their credit credit and financial situation and building social networks to help them break the cycle of homelessness.

Promises Kept (Stabilization)

Offered to the graduates of Promise House, stabilization is necessary to reduce the rate of returns to shelter by famiies. By staying engaged with families as they exit the Promise Houses, we can limit the trauma experienced by the families. We provide food items, gift cards, small grants for one-time expenses, utility assistance, and furntiure or household items to families who stay in touch or attend meetings. Case management can also be provided.

New Initiatives in 2025



Promise of Music

The Promise of Music is a trauma-informed, relationship-centered program that supports healing and resilience through individualized music therapy. Led by Board-Certified Music Therapist Elise Anderson, the program uses evidence-based interventions to promote emotional well-being, trust, and self-expression. Personalized sessions help participants process emotions, build confidence, strengthen cognitive and physical skills, and work toward individualized therapeutic goals—creating a safe, supportive pathway to hope, connection, and growth.



Promise of a Smile

Many times dental exams and cleanings are one of the first things people choose to give up when struggling to make ends meet. But oral health plays a crucial role in overall well-being and confidence. Thanks to the generosity of Thomas F. Muller Family Dentistry, the families we serve are able to receive a complimentary dental cleaning and exam. This gift not only relieves a financial burden - it also helps restore dignity, promote health, and bring smiles back to the families working toward stability.



Year In Review 2025

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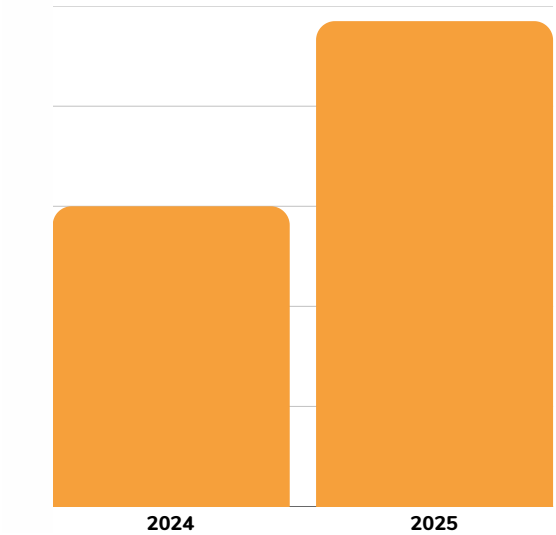
97
Families Served in Core Programs

5 expectant mothers supported

3 babies born while in program care

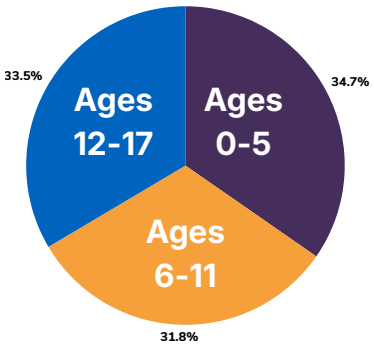
77%
Single Mothers

100%
of Promise House families moved into stable housing

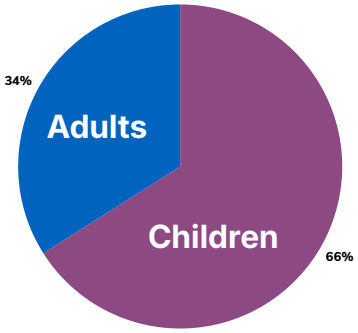


41%
increase in families served from 2024 to 2025

$20,000
in rental assistance provided



35%
were children ages 5 and under



66%
of all individuals served were children under 18

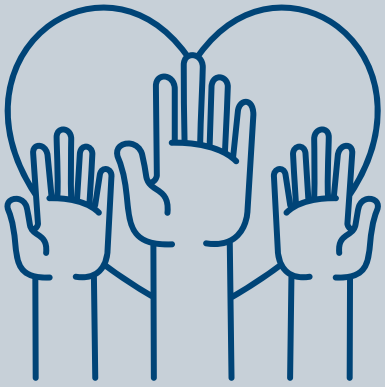
These numbers underscore a powerful truth: homelessness is overwhelmingly a family issue. The majority of those impacted are young children in their most formative years. Your support ensures they have stability during critical stages of development.



Volunteers

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No longer utilizing the rotational model by housing families in their churches, volunteers from area congregations stayed in touch, making gift card drives, checking in, helping with donations and assisting with our fundraisers. Some of the area churches have adopted our Promise Houses whereby they outfit the home with linens, toiletries, and groceries in between families' stays.



PARTNER ORGANIZATIONS

Family Promise works with many partner organizations to increase the effectiveness of the service we provide to our families. They do what they do best and we are grateful for every one of them.

- Avon Grove Lions Club
- Avon Grove MOMS Club
- Arts Holding Hands and Hearts (AHHAH)
- Bridge of Hope
- Bridging the Community
- Chester County Career Link
- Chester County Intermediate Unit
- Chester County Department of Community Development and Decade to Doorways
- Chester County Department of Human Services
- Community Warehouse Project of Chester County
- Community Volunteers in Medicine
- Family Service of Chester County
- Friends Association for the Care and Protection of Children
- Garage Community & Youth Center
- Girl Scouts Troop 4589
- Giving Bikes Back
- Holcomb Behavioral Health Services
- Home of the Sparrow
- Kennett Area Community Services (KACS)
- Kennett Consolidated High School National Honor Society
- Kennett Library
- LCH Health & Community Services
- Maternal & Child Health Consortium & Migrant Ministry
- Mighty Writers Kennett
- Open Hearth, Inc. & Mobile Workforce Navigation
- Oxford Neighborhood Services
- PetSmart Charities
- Recycled Rides
- SILO
- Square Roots Collaborative
- Southern Chester County Opportunity Network
- Technical College High School
- The Bridge
- Tick Tock Early Learning Center
- Wings for Success
- YMCA
- Young Moms



With Gratitude to Our Donors

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Family Promise is extremely grateful for the support of our grantors, in-kind partners, service organizations, congregations, and individual donors. These gifts are instrumental in providing the essential funding to serve our families. We cannot do it without you!

Businesses

Astra Zeneca
Baccellieri Family Dentistry
B.K. Campbell Enterpise, Inc.
Bank of America, N.A.
Beiler-Campbell Realtors and Appraisers
Bergey's Truck Centers
Brutscher, Foley, Milliner, Land & Kelly, LLP
Bryan Blittersdorf's Automotive Constellation
Convenant Wealth Strategies
Exelon Corporation
First Citizens Community Bank
Franklin Mint Federal Credit Union
Ganly Vision Care, PC
Henry C. Nace Insurance
Herr Foods, Inc.
Innovative Financial Results
Kendal Crosslands Communities
Landhope Farms
Link Logistics
LKR Grant Solutions, LLC
MacElree Harvey, LTD
Mass Mutual
McGovern Septic & Waste Removal
New Garden DE Storage
Oxford Area Chamber of Commerce
Paisley Solutions
Phillips Mushroom Farms, LP
PJW Ultimate Holdings LLC
Rosci Salon Da'Spa
S&T Bank
Schagrin Gas
Square Roots Collective
Taylor Oil & Propane
Trail Creek Outfitters
Treasure Signs
Wegman Foods Markets, Inc.
Whole Foods
Willow House Advisors

Churches

Assumption of the Blessed Virgin Mary Church
Bethany Presbyterian Church Mendenhall
Christ Church at the Grove
Christ Church of the Advent
Episcopal Church of the Advent
First Baptist Church of Kennett Square
Hamorton United Methodist Church
Hockessin United Methodist Church
Oxford Presbyterian Church
Oxford United Methodist Church
Presbyterian Church of Kennett Square
St. Christopher's Episcopal Church
St. Michael Lutheran Church
St. Patrick Church
Unionville Presbyterian Church
West Grove Presbyterian Church
West Grove United Methodist Church
Westminster Presbyterian Church
Willowdale Chapel

Government

PA Department of Community & Economic Development
PA Housing Financy Agency

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Foundations/Nonprofits

Applestone Foundation
Avon Grove Lions Foundation, Inc.
Benevity
Camp Dreamcatcher
CCRES
Chester Delaware County Farm Bureau
Dansko
CyberGrants
Family Promise
GiveLively
Family Promise
Irene D. Cunningham Trust
JM & Lois B. Herr Family Foundation
Kennett Square Lions Club
Knights of Columbus, St. Patrick Council
Magik Meadows Charitable Fund
Mushroom Festival, Inc.
Music With A Mission, Inc.
Oxford Area Foundation
PayPal Giving Fund
Pledgling Foundation
Rotary Club of Kennett at Longwood
Rotary Club of Kennett Square
Square Roots Initiative
Sun East Foundation
Tompkins Charitable Gift Fund
United Way of Chester County
United Way of Delaware
United Way of Southern Chester County
United Way of South Hampton Roads
US Bank Foundation
W.W. Smith Charitable Trust
Wawa Foundation
WSFS Cares Foundation

Individuals

Abbott (Craig)
Anonymous
Anderson (Basil L.)
Anderson (Brian)
Anderson (Scott)
Arencibia (Sophia and Manny)
Arnold (Martin and Fiora)
Baker (Ken)
Barnett (Benjamin) and Shafer (Barbara)
Barnett (Charles)
Barnett (Marsha)
Bates (Geoffrey and Marianne)
Bauer (Laura)
Beattie (Jim and Erin)
Beck (Avis C.) and Gillespie (Deborah)
Bell (Michael R. and Lisa M.)
Bell-Cole Family
Bossong (Stephen and Amy)
Brooks (Ethan)
Brown (Chris R.)
Brown (Jason)
Brown (David and Susan)
Bruton (James and Lorraine)
Buchanan (Richard)
Buck (Robert and Joan)
Buckley (Carol and Dale)
Buglio (Thomas)
Campbell (Albert and Sheila)
Campbell (Linda)
Carl (Adam)
Carl (William) and Kranz-Carl (Ruthie)
Carpenter (William)
Carrese (Robert)
Caroll (Amy) and Cook (Rhonda)
Casavant (Joseph)
Catani (Jean Marie)
Chadwick (Melanie)
Chamberlain (Jean and George)
Chance (James and Beth)
Civitella (David and Lavenia)
Claricuzio (Joseph and Suzanne)
Cocores (Christopher)
Cope (Marsha)
Cosgrove (Melinda) and Schleyer (Charles H.)
Crawford (Sandra)
Cullen (Betsey and Neil)
Cummings (Jim)
D'Augusto (Karen) and Bernasconi (Steve)
D'Angelo (Peter and Lucy)
Dart (Deborah L.) and Lock (George)
Daunno (Gene and Marie)
Davidson (John and Vicki)
Davis (Amy Michele)
DeBerardinis (Carol)
Dibrino (Kathleen)
Dickens (David and Eileen)
Dietz (Marlyn and Nancy)
Diffey (John and Martha)
Dinenno (Carol A.)
Doerfler (Doug) and Ashbrook (Anne)
Dubroff (Kate)
Duerr (Susan and Todd)
Duncan (Phillip and Mary)
Dupont-Andrew (Aria)
Dupuis (Victor and Faith)
Duran (Michelle)
Dutton (Warren and Shelly A.)
Eberhardt (Judith)
Eckman (Joseph and Elizabeth)
Ekdahl (Gilbert)
Eland (Ken)
Elliott (Bruce and Donna)
Emrich (Eric and Angela)
Engberg (Susan)
English (Joseph and Melissa W.)
Errett (Terry)
Esposito (Michael)
Farber (Edward and Julia)
Farina (Bruce)
Fedetz (Craig)
Feenan (Kelly)
Filliben (Eileen)
Firth (Bill and Tracey)
Folk (Howard and Carol)
Fornoff (Stu and Adrienne)
Fortin (Kathryn and Glenn)
Frantz (Bill and Mary Lynn)
Freney (Suzanne)
Frezzo (Vincent)
Funk (Barbara)
Gaver (Mary Catherine and Eric)
Geary (Paul A. and Kathryn)
Giacco (Richard and Lisa)
Gillespie (James and Deborah)
Giarrocco (Barbara)
Giordano (Eva)
Glanz (James and Mary)
Glicklich (Barry)
Gorko (Ed and Mary Ann)
Gormel (Donna and Mark)
Gustin (Maurice and Marilyn)
Hall (David R. and Jennifer L.)
Hanna (Chuck and Colleen)
Hansen (Eric and Nina)
Harper (Kerry and John)
Havertine (Joanne)
Heider (Christopher)

FamilyPromise
Southern Chester County

Heilman (John)
Herr (J.M. and Lois)
Hoerman (Carl and Judith)
Hohenadel (Kathleen)
Holliday (Robert and Joan)
Holmes (Harlan J. and Maureen)
Hostetter (Barry) and Falcone (Rita)
Humes (Gail and David)
Huneke (Rick)
Inciardi (Carolyn)
Irwin (Bryan and Karen)
Jameson (Bruce and Traci)
Jarmuz (Kari and Chris)
Jeffery (Chad and Ann-Louise)
Jenkins (Joshua)
Johnson (Robert and Janet)
Johnston (Janet)
Johnston (Robert) and Orsini (Francesca)
Kane (Brett)
Kelly (Steven)
Kennedy (Eric)
Kenyon (Mark) and Lynch (Terri)
Kimmel (Ernest and Gabrielle)
King (Kendall and Heather)
Kinnier (John and Beverly)
Knabb (Robert and Maureen)
Korengel (Annalie) and Lorgus (Gary)
Krablin (G. Lawrence and Nancy)
Kreicker (W. Christopher and Karin)
Kriza (John and Christie)
Kuhn (Cheryl)
Kulesza (Gene and Kim)
Laurence (Chad)
Leonhard (Gary and Deborah)
List (Lance and Linda)
Lloyd (Ross and Kathy)
Lord (Chris)
MacPherson (Rosemary)
Maenner (Jacob)
Malchione (Michael and Karen)
Marie (Bella)
Marsilio (Lisa and David)
Martin (Lance)
Matthews (Kari)
Maule (Jane)
Mayer (Dana)
Mayne (B.M.)
McAuley (John)
McCann (Jen)
McClung (Thomas)
McCoy (Richard C.)
McCullough (Ted and Sue)
McKee (Mary Lou)
McKenna (Amy)
McLeod (Jim)
Michener (Mark and Jan)
Minarchi (Susan)
Morse (Alan)
Mudrick (Karen)
Mullen (Peter and Edel)
Muller (Thomas F.)
Murray (James F.)
Naccarelli (Brian and Dana)
Nalls (Michael J. and Patricia)
Nardozzi (James)
Narimanian (Mehdi)
Nicolls (Kenneth) and Smith (Michael)
O'Neil (James and Jean)
O'Neil (Mike)
Palic (Doug)
Palic (James and Salley)
Pannell (Anthony and Kimberly)
Peszka (Barbann)
Petrone (Justin and Lisa)
Pia (Michael and Nancy)
Polishuk (Linda)
Polito (Rebecca)
Pollert (Lorraine V.)
Porter (Connie)
Porter (Jim and Peggy)
Pote (Judith)
Poulos (Vasilios)
Rhame (Edmond)
Raimato (Heidi)
Rausher (Deborah)
Rayne (Timothy and Amee)
Redden (Betsy)
Reich (Robert and Elizabeth)
Reimann (Wayne and MaryAnna)
Reinhart (Kelly)
Roberts (Rachel P.)
Roberts (Roberta)
Roberts (Stephen R.)
Robidoux (Richard and Laura)
Roland (Jeffery and Catherine)
Rothenberger (Burton and Gail)
Rumignani (Jeanette)
Sabastro (Jose and Jasmine)
Sadler (Nora)
Saraceno (Kellie)
Saunders (Patricia C.)
Sausen (Tom) and Jacobs (Adele)
Schaefer (Jason)
Schimizzi (Carrie)
Schivito (John and Brenda)
Schofield (Cynthia)
Schwandt (Eleanor and Frederick)
Seiverd (Howard K. and Anne Marie)
Sellers (Anita and Steven)
Seymour (Scott and Gail)
Shafer (Mark)
Shaffer (Allan)
Shea (Kathleen)
Shenk (Debra)
Siemer (Christian and Anne)
Simmons (Joseph P. and Susan)
Skay (Michael)
Snow (Lindsay)
Snyder (Timothy and Shirley)
Southerling (H. Edward and Linda)
Spackman (Frederick T.)
Spencer (Leon and Kathy)
Sproat (Mary)
Staszeksy (Henry and Monica)
Statz (Karen)
Steele (Matthew)
Stillman (Curtis)
Strand (Christopher and Laura)
Struble (Thomas A. and Ellen W.)
Swift (Theresa) and Kristl (Kenneth)
Taylor (Rachel)
Taylor (Francis and Joanne)
Temple (Peter and Susan)
Thomas (Elizabeth)
Thompson (Mark and Jo-Beth)
Turpin (Colleen)
Umbreit (Timothy and Sylvia)
Urbine, Jr. (Howard and Holly)
Van Kleeck (Bruce and Amy)
Van Wie (William)
Verget (Stephen and Mary Beth)
Vermeil (Richard and Carolyn)
Waugh (Brooke)
Weaver (Christine and Lawrence)
Weir (Thomas and Sherry)
Wilkey (Laurie)
Wilson (Kristina)
Wilson (Michele)
Wilson (Nancy and Bradley)
Wingert (Robert) and Lee (Deborah)
Woland (Daniel)
Woodford (Pamela W.)
Young (Robert and Linda)
Young (Roy and Lynae)
Zamrowski (Paul and Susan)
Zubrod (Luke and Jessica)
Zuleba (Kimberly L. and Peter J.)
Zwaan (Kathleen)

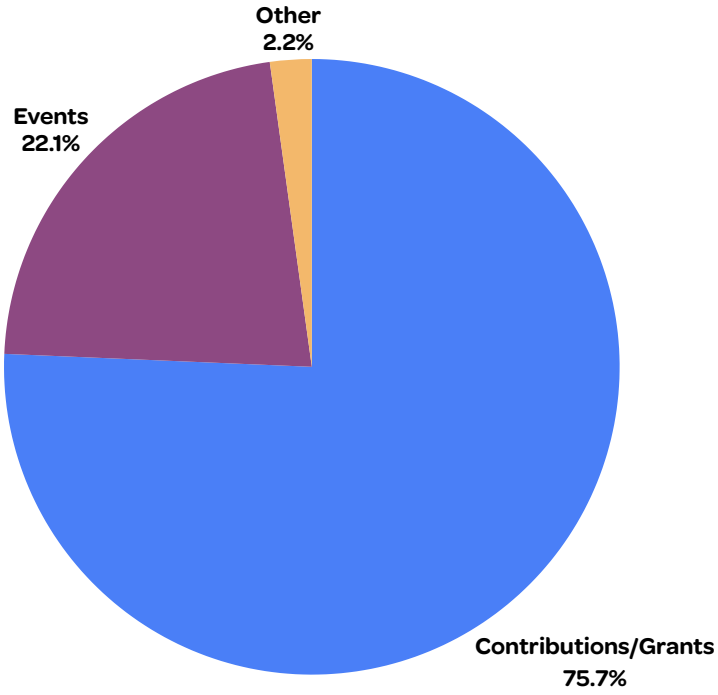
2025 Financial Overview

FamilyPromise
Southern Chester County

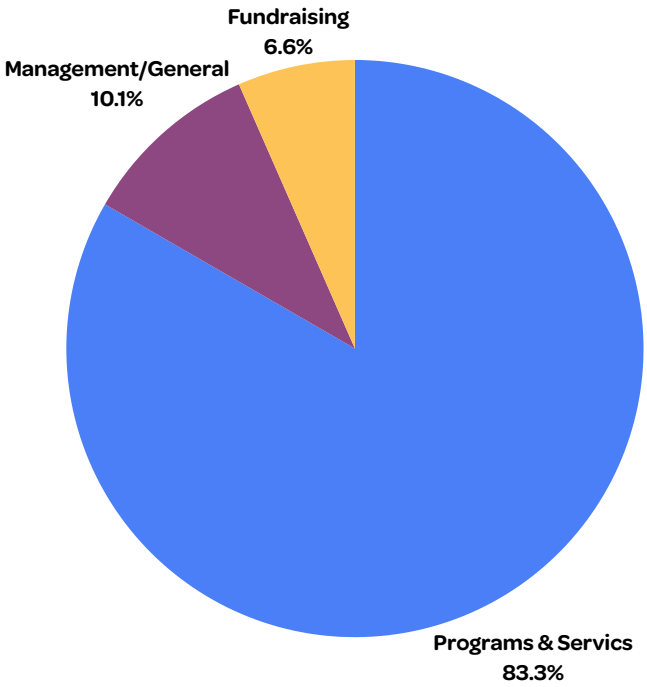
Operating Revenue	
Contributions & Grants	$655,549
Events	$191,852
Other	$18,918
TOTAL	**$866,319**

Operating Expenses	
Programs & Services	$593,080
Management & General	$71,788
Fundraising	$46,859
TOTAL	**$711,727**

Revenue



Expenses





Fundraising Events

FamilyPromise
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Presenting Sponsor:
Landhope Farms

Platinum Sponsor:
Oasis Communications, LLC
Wilmington Trust

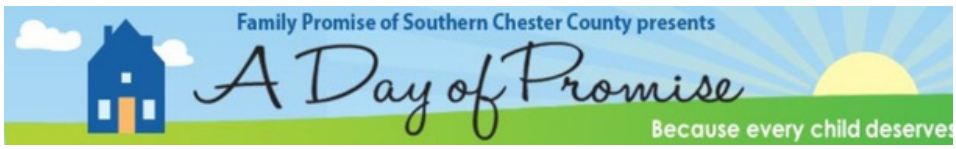
Gold Sponsor:
Blue Quartz Group
The Johnston Family Charitable Fund
SchagrinGAS Co
Bill Carl and Ruthie Kranz-Carl
The Joseph and Elizabeth Eckman Family Fund
George Lock

Silver Sponsor:
Covenant Wealth Strategies
PJW Restaurant Group
The Stand Family
Kendal-Crosslands Communities
The Bell Family
Longwood Gardens
Westminster Presbyterin Church
McGovern Septic and Waste Removal
Kenyon/Lynch Family (in memory of Bob and Lois)
Episcopal Church of the Advent
Anthony and Kimberly Pannell
The Hanna Family
Phillips Mushroom Farms, LP

Silver Sponsor (Cont'd):
Rotary Club of Kennett Square
Henry C. Nace - State Farm Agent
Ann-Louise and Chad Jeffery
Willowdale Chapel
MacElree Harvey, Ltd
Ted and Sue McCullough
Jim and Erin Beattie

Bronze Sponsor:
Baccellieri Family Dentistry
Marlyn & Nancy Dietz
First Citizens Community Bank
St. Michael Lutheran Church
Paisley Solutions
Peter and Susan Temple
Doug Doerfler and Anne Ashbrook
Ed Rahme Architect
Taylor Oil

Family Matching Sponsors:
David and Jennifer Hall
Peter and Kimberly Zuleba
Brian Campbell



Presenting Sponsor:
Willow House Advisors

Gold Sponsor:
Kenyon/Lynch Family

Silver Sponsor:
Janet Johnston

Bronze Sponsor:
Franklin Mint Federal Credit Union
Rotary Club and Kennett Square
Willowdale Chapel
Basil Anderson
Brian and Terri Anderson

Hole Sponsor:
S&T Bank
LKR Grant Solutions, LLC
Herr's
Mike Esposito
Innovative Financial Results, LLC
Presbyterian Church of Kennett Square
Kari and Chris Jarmuz
Brutscher, Foley, Milliner, Land, and Kelly, LLP
Jason Brown
Geoffrey and Marianne Bates
Johnston Family
CCRES
Mike and Lisa Bell
Unionville Presbyterian Church

Dessert Sponsor: Cupcake Creations by Lily

FamilyPromise
of Southern Chester County

"To accomplish great things, we must dream as well as act." Anatole France



Family Promise of Southern Chester County is a 501 (c)(3) organization.
All gifts are tax deductible to the extent allowable by law.
Gifts may be made online at www.familypromisescc.org or by mail to:

Family Promise of Southern Chester County
1156 West Baltimore Pike, Post Office Box 394
Kennett Square, PA 19348

Phone: 610-444-0400 Fax: 610-444-0406
info@familypromisescc.org
www.familypromisescc.org

A TOTAL SOLUTION FOR FAMILIES EXPERIENCING HOMELESSNESS