

Family Promise

of Southern Chester County



ANNUAL REPORT 2024

Executive Director's Letter

Dear Friends (faithful friends and supporters),

I look back on the incredible impact we've made this past year, together, with heartfelt appreciation. In 2024, Family Promise of Southern Chester County continued its mission to help families with children experiencing homelessness find stability, security, and hope. None of this would be possible without the unwavering support of faithful friends and supporters like you.

Thanks to your generosity, we were able to serve 102 families across all programs. Each family received not only safe shelter and essential resources, but also the compassion and support needed to overcome the many challenges they faced.

Programs like Promises Made, Promise House, and Promises Kept continue to empower families to build financial independence, achieve sustainable housing, and break the cycle of homelessness. Your belief in our mission fuels this work and brings lasting change to our community.

Because of you, parents have found steady employment, children have remained in school without disruption, and entire families have taken confident steps toward a brighter future. These are not just stories of survival—they are stories of transformation.

Thank you for walking alongside us—and the families we serve—year after year. Together, we are transforming lives and building a stronger Southern Chester County, one family at a time.

As we look ahead to 2025 and beyond, we remain steadfast in our commitment to ensuring that every child has a safe place to call home—and every family has the opportunity to thrive.



With deep appreciation,



Carol M. Lowe, MSW, LSW
Executive Director

2024 STAFF

Carol M. Lowe, MSW, LSW
Executive Director

Andra Frazier
Case Manager Intern

Leticia Cruz
Desiree Fenstermacher
Assistant Case Manager

Beatrice Heider
Event Coordinator/Social Media

Sandra Smith, MSW, LSW
Clinical Counselor

Lisa Petrone, MSW, LSW
Executive Administrative Assistant

Salma Perez
Administrative Assistant

Daniel Tafolla
Content Manager

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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



Our Programs

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 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 families. 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 furniture or household items to families who stay in touch or attend meetings. Case management can also be provided.

New Initiatives in 2024

Promise of Food

This program's goal is to connect unserved fresh, pre-packed food from Landhope Foods with families participating in the Promise House shelter program. This collaboration aims to reduce food waste and provide essential nutrition to families experiencing homelessness. This program not only provides immediate relief in the form of fresh meals but also brings a sense of community and support to the shelter residents.



Promise of Clean Laundry

This is a volunteer program through The Sudsy Mama that provides free wash & fold laundry services to families facing homelessness. Each week, the volunteer paired with the family picks up, washes and folds, and returns the clean laundry back to the family. The Promise of Clean Laundry provides a financial relief but also reduces a family's stress and gives them back precious time that they can use to focus on themselves and their family.





Year In Review

OUR END OF 2024 RECAP



186
INQUIRIES

102



FAMILIES ACROSS ALL
PROGRAMS



\$5,000+
IN RENTAL ASSISTANCE

1,279



NIGHTS OF SHELTER



82%
OF GRADUATED
FAMILIES IN STABLE
HOUSING

\$4,000+

IN DONATED
PRODUCTS LIKE
CLOTHING, DIAPERS,
AND FURNITURE





Volunteers

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

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

Aristo's Harvest, LLC
Baccellieri Family Dentistry
Basciani Foods, Inc.
Beiler-Campbell Realtors and Appraisers
Bergey's Truck Centers
Brutscher, Foley, Milliner, Land & Kelly, LLP
Chadds Ford Climate Control
Citadel Federal Credit Union
Constellation
CSL Behring
Eichman Law Group PLLC
Exelon Corporation
First Citizens Community Bank
Franklin Mint Federal Credit Union
Kuzo & Grieco Funeral Home, Inc.
GWR Medical, Inc./Woundmatrix
Herr Foods, Inc.
Hillcrest Farms Peat Moss, LLC
Incyte Coporation
Innovative Financial Results
Key Bank
Landhope Farms
Longwood Gardens
McGovern Septic & Waste Removal
Miller Eye Care
Nicholas Anthony Salon and Day Spa
Oxford Area Chamber of Commerce

New Garden DE Storage
Paisley Solutions
Phillips Mushroom Farms, LP
S&T Bank
Schagrin Gas
Square Roots Collective
Treasure Signs
Tri-M Group
Wal-Mart
Willow House Advisors

Government

Chester County Commissioners

Churches

Assumption of the Blessed Virgin Mary Church
Bethany Presbyterian Church
Mendenhall
Christ Church at the Grove
Christ 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. Michael Lutheran Church
St. Patrick Church
Unionville Presbyterian Church
West Grove United Methodist Church
Westminster Presbyterian Church
Willowdale Chapel

Foundations/Nonprofits

Applestone Foundation
Avon Grove Lions Foundation, Inc.
Benevity
CCRES
Dansko
CyberGrants
Family Promise
GiveLively
Irene D. Cunningham Trust
JM & Lois B. Herr Family
Foundation
Kennett Square Lions Club
Kenyon/Lynch Family Foundation
Knights of Columbus, Saint
Patrick Council
Longwood Rotary
Mushroom Festival, Inc.
Order of the Eastern Star
Oxford Area Foundation
PayPal Giving Fund
Rotary Club of Kennett at
Longwood
Rotary Club of Kennett Square
Square Roots Initiative
Sun East Foundation
The Amerikids
United Way of Delaware
United Way of Southern Chester
County
United Way of South Hampton
Roads
W.W. Smith Charitable Trust

Individuals

Abbott (Craig)
Abdow (Mark and Michelle)
Almanza (Luis and Stephanie)
Anonymous
Anderson (Basil L.)
Argiris (Dean)
Arnold (Martin)
Barbic (Donna)
Barrar (Edward)
Basciani (Joyce)
Basciani (Vincent and Jennifer)
Bell (Michael R. and Lisa M.)
Bentley (Perrin and Lauren)
Berger (Robert and MaryAnn)
Bossong (Stephen and Amy)
Bricker (Gail)
Bruton (James and Lorraine)
Buckley (Carol and Dale)
Burkey (Lee)
Burns (Mike)
Capaccio (Stephanie)
Caputo (William)
Carl (William) and Kranz-Carl
(Ruthie)
Carlson (Joanna)
Castaneda (Jorge)
Catani (Jean Marie)
Cavazinni (Robert and Jennifer)
Chadwick (Melanie)
Chamberlain (Jean and George)
Chamorro (Jorge)
Civitella (David and Lavenia)
Claricuzio (Joseph and Suzanne)
Clayton (Susan)
Coar (Colleen)
Cocks (Jessie)
Coll (Daniel)
Colvin (Richard and Lynn)
Conroy (Joseph)
Cordrey (David)
Corrado (Evie and Frank)
Cosgrove (Melinda) and Schleyer
(Charles H.)
Cowan (Andy)
Crane (Carol)
Curtis (Barbara)
D'Angelo (Peter)
Dart (Deborah L.) and Lock (George)
Daunno (Gene and Marie)
Davidson (Vicki L.)
DeBerardinis (Carol)
DeVitto (Pat)
DiCicco (Yvonne)
Dickinson (Piers)
DiFillipo (Janet)
Dinenno (Carol A.)
DiNorscia (Joe)

Doerfler (Doug) and Ashbrook
(Anne)
Donnelly (Julann)
Drinker (Don and Mary)
Dubroff (Kate)
Dudzinsky (Joseph)
Duerr (Susan and Todd)
Duncan (Phillip and Mary)
Dupuis (Victor and Faith)
Duran (Daniel)
Duran (Michelle)
Dutton (Warren and Shelly A.)
Eberhardt (Judith)
Eberle (Chuck and Hilary)
Ek Dahl (Gilbert)
Eland (Ken)
Elliott (Bruce and Donna)
Engberg (Susan)
English (Melissa W.)
Eppinger (Barbara)
Falcone (Rita)
Farber (Edward and Julia)
Farina (Bruce)
Feenan (Kelly)
Feliciano (Tony)
Fenstermacher (Desiree)
Ferris (Heather)
Finfrock (Claire)
Firth (Tracey)
Fisher (Phoebe)
Flynn (Jonathan and Jennifer)
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Forte (Terry)
Fortin (Kathryn and Glenn)
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Freney (Joseph and Beth)
Freney (Suzanne)
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Gaul (Nathan)
Gasuch (Sharon)
Gaver (Mary Catherine and Eric)
Geary (Paul A.)
Giacco (Richard and Lisa)
Giarrocco (Barbara)
Giordano (Eva)
Glanz (James and Mary)
Glicklich (Barry)
Gramig (Maria)
Haenn (Timothy)
Hall (David R. and Jennifer L.)
Hanby (Lee)
Hanna (Chuck and Colleen)
Hansen (Eric and Nina)

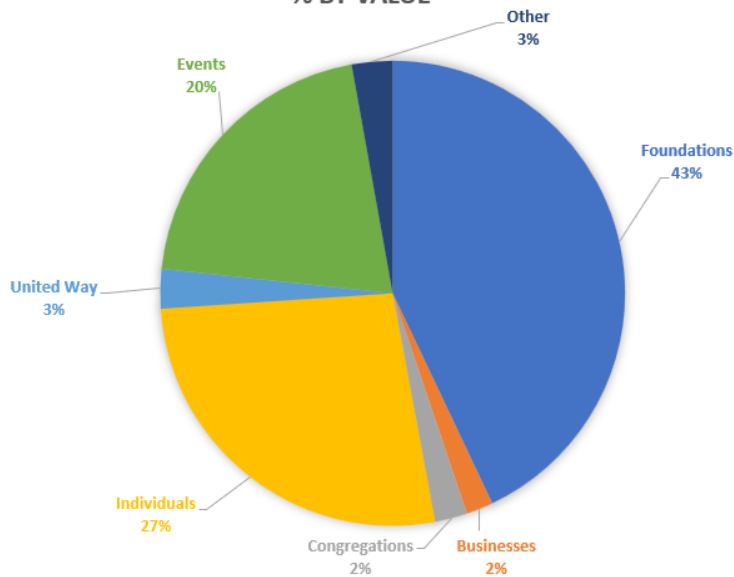
Harper (Kerry and John)
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 Havertine (Joanne)
 Heilman (John)
 Heller (Shawn)
 Herr (J.M. and Lois)
 Hewes (Jame)
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 Hughes (Helen)
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 Irwin (Gary and Barbara)
 Jarmuz (Kari and Chris)
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 Johnson (William F.)
 Johnston (Robert) and Orsini (Francesca)
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 Kennedy (Eric)
 Kenyon (Mark) and Lynch (Terri)
 Kinnier (John and Beverly)
 Koedding (Bruce)
 Koedding (Diana)
 Korengel (Annalie) and Lorgus (Gary)
 Korengel (Bonita W.)
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 Kummeth (George)
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 Lee (Deborah)
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 Long (Williams)
 Looby (Ellen)
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 McCahan (Suzanne)
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 McShane (Matt)
 Meade (Karen)
 Miller (Jason)
 Minarchi (Susan)
 Mohan (Meagan)
 Moretti (Frank)
 Murray (James F.)
 Myers (David)
 Myles (Aidan)
 Naccarelli (Brian and Dana)
 Nalls (Michael J.)
 Oberg (Mary Beth)
 Obert (Rona K.)
 O'Neil (James and Jean)
 O'Neil (Mike)
 Osterheldt (Barbara)
 Owens (Patricia)
 Palic (Doug)
 Paloni (Patricia)
 Pannell (Anthony and Kimberly)
 Paulina (Matt)
 Peppernick (Carolyn)
 Petrone (Justin and Lisa)
 Pintar (Kristi)
 Polishuk (Linda)
 Polito (Rebecca)
 Pollert (Lorraine V.)
 Porter (Connie)
 Porter (Jim and Peggy)
 Pote (Judith)
 Pusey (Suzanne)
 Quinlan (Kevin and Tobin)
 Rhame (Edmond)
 Redden (Betsy)
 Reich (Robert)
 Reimann (Wayne and MaryAnna)
 Rider (Jay)
 Rissi (Michael)
 Rivera (Shanon)
 Roberts (Matthew and Joelle)
 Roberts (Roberta)
 Roberts (Stephen R.)
 Rogers (Susan)
 Roland (Jeffery and Catherine)
 Ropp (Margaret)
 Rose (Karen)
 Rothenberger (Burton and Gail)
 Sandy (Kayla)
 Sapp (Mathan)
 Saraceno (Kellie)
 Sausen (Mark)
 Sausen (Tom) and Jacobs (Adele)

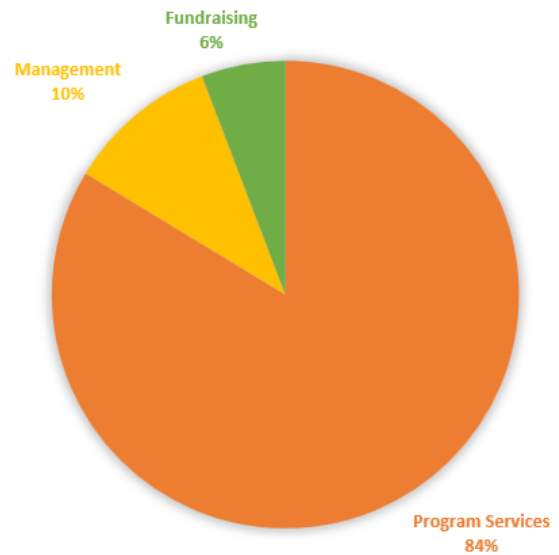
Schmidt (Sarah)
 Schofield (Cynthia)
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 Verplanck (Anne)
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 Wilson (Daniel)
 Wilson (Gwendolyn)
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 Woodman (Bob)
 Wright (Dianna)
 Youndt (Andi)
 Young (Roy and Lynae)
 Zamrowski (Paul and Susan)
 Zantek (Rosemary)
 Zubrod (Luke and Jessica)
 Zuleba (Kimberly List and Peter John)
 Zunino (Lois)
 Zwaan (Kathleen)

2024 Financial Overview

INCOME
TOTAL: \$582,720
% BY VALUE



EXPENSES
TOTAL: \$581,966 - % BY VALUE



STATEMENTS OF FINANCIAL POSITION: DECEMBER 31, 2024 AND 2023

	ASSETS	2024	2023
CURRENT ASSETS			
Cash and cash equivalents		\$405,485	\$321,220
Certificate of deposit		\$100,000	\$200,000
Promises to give		-	\$100,000
Grants receivable		\$67,500	\$40,000
Prepaid and other current assets		\$2,941	\$2,941
Property and equipment, net		\$76,951	\$11,325
TOTAL ASSETS		\$652,877	\$675,486
LIABILITIES AND NET ASSETS			
CURRENT LIABILITIES			
Accounts payable and accrued expenses		\$13,252	\$2,139
NET ASSETS			
Without donor restrictions:		\$60,000	\$60,000
Growth Initiatives Fund		\$207,473	\$207,473
Operating reserve		\$40,153	\$49,584
Undesignated			
Total without donor restrictions		\$307,626	\$317,057
With donor restrictions		\$331,999	\$356,290
TOTAL NET ASSETS		\$639,625	\$673,347
TOTAL LIABILITIES AND NET ASSETS		\$652,877	\$675,486



Fundraising Events

 **Family Promise**
Southern Chester County

Thank you to the **Hall Family** for Sponsoring the Family Promise
"Double the Love" Matching Event



Platinum Sponsor:

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Willowdale Chapel
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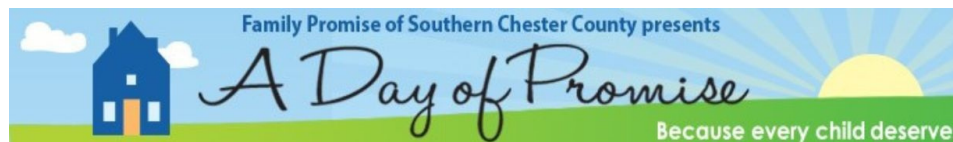
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David and Jennifer Hall Charitable Trust
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Mike and Lisa Bell
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Michelle Duran, Realtor
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Oxford Area Foundation

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Baccellieri Family Dentistry
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Willowdale Chapel
Oasis Communications

Bronze Sponsor:

Basil Anderson

Hole Sponsor:

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Made in the Shade Chester County
Presbyterian Church of Kennett Square

StretchPlex
Blain Wease
CCRES
Taylor Oil &
Propane, Inc.
Robert F.
Johnston



"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