

Home is where  
the Hearth is



## Working to End Homelessness and Financial Instability through Prevention and Education

Open Hearth, Inc., a leader in resource coordination and community building efforts, provides innovative programs to support and empower people to end the cycle of homelessness, acquire affordable housing, a means of transportation, workforce opportunities, and achieve financial stability.

As we celebrate Open Hearth's 30<sup>th</sup> anniversary this year, we remain committed to meeting

the needs of vulnerable members of our community from diverse racial, cultural, and geographic backgrounds. As the community's needs have changed, we have expanded our services from our initial focus on equal housing opportunities. Our services now include asset development, financial education and coaching, transportation solutions, resource coordination, and workforce activities.

*“Open Hearth is as good as it gets—a nonprofit organization that simply does what it says it will do!”*





701 South Main Street, Phoenixville

**On the last day of 2020, Open Hearth was given an extraordinary gift — a 3,948 square foot building located on an acre of land in the heart of Phoenixville — from Janice and Paul Hartmann, two longtime area residents.**

Open Hearth is launching a \$1 million capital campaign to raise funds for the extensive renovations that are required to meet today's building and property standards. Contributions and pledges from individuals, foundations, and corporations will be used to create the space needed for Open Hearth to better meet the needs of vulnerable, at-risk adults and families in Montgomery and Chester Counties today and into the future.

Once started, renovations are projected to be complete within 4 to 5 months. The project includes replacement of the heating and

cooling system, electrical wiring, and a new roof and windows. In addition, upgrades are required to the property's existing parking, hardscaping, and landscaping, including the need to remove and then replace several very large trees.

Once completed, Open Hearth's Phoenixville headquarters will reflect the high standards of service set by Open Hearth's staff, funders, and collaborators. This new home will be a place of hope for our clients and partners as they are welcomed into a location that is both accessible and inspirational.

*Please*

**join us today in building a new home for Open Hearth that will help foster a stronger, healthier community for generations to come.**

**There are many ways to contribute to**

*Home is where the Hearth is:*

- An outright gift of cash, stock or real property
- A multi-year pledge, designed by you to fit your giving plans
- A named gift for a specific building area in honor or memory of a loved one, or
- A gift to be matched by your company

# Home is where the Hearth is



## Our Programs

Open Hearth offers programming on a continuum—from homelessness prevention services to homeownership opportunities. Staff guide and support program participants as they move towards greater financial stability and self-sufficiency.

### Housing

- Homelessness prevention • Permanent housing subsidies
- Security deposits • Critical furnishings • Temporary shelter

*Like any single parent, Amanda was used to juggling a lot: school schedules, play dates, and two part-time jobs. When the pandemic hit, Amanda's difficult financial situation became impossible as she was laid off from both of her positions. She applied for unemployment, but she still had not received confirmation of her eligibility, let alone any benefits, by the time rent was due.*

*Open Hearth was able to pay Amanda's rent, giving her some breathing room until the backlog of unemployment filings could be processed. This also relieved some stress so Amanda could focus on getting internet service for her kids' virtual schooling and support them through these trying times.*

*“Thank you very much for all of your help! Please know when you go home today that you made a gigantic positive impact on my family.”*

*“I would first like to thank you for your kindhearted response to my unfortunate situation. I sincerely appreciate it; your willingness to help and for treating me like a human being with respect.”*

*“Thank you so much again for everything you have done for me over the past two years...it has been very appreciated having someone remember me and check in with me. You really have made a difference in my life and I wanted you to know that.”*

*“Happiness is being able to live within a budget. Thank you for your help getting me there!”*

*“Thank you for the thorough assessment [of my financial situation]. It's very daunting to review your own credit report but you explained everything and it's not so scary now.”*



## Financial Management

- Asset development
- Budgeting
- Social service referrals
- Financial coaching
- Financial education workshops

**To date 193 Family Savings Partner Program graduates saved over \$450,000 and purchased over \$12.3 million in assets including cars, first homes, and higher education.**

*Patty, a resident of Phoenixville who became the guardian for her two young grandkids after her daughter had tragically passed away, had been renting the same home for close to 15 years. When the landlord announced he was selling the property, Patty decided it was time to purchase her first home.*

*Patty enrolled in our Family Savings Partner Program and staff guided her through the entire process—from developing a personalized budget, to providing education on finding the best mortgage, to getting all the way to the settlement table.*

*With much sacrifice, Patty was able to save \$2,000 over six months, which we matched with \$4,000, allowing her to reach her goal of providing a forever home for her grandkids.*

*“To the staff of Open Hearth, my family and I would like to send special thanks. It was a long, hard road, but it was all worth it...thanks for helping make this possible!”*

*– Patty*

## Community Building

Open Hearth is a respected leader in local community building efforts on the issues of affordable housing, financial stability, and improved quality of life for all.

- Publisher of The Help Book: A Health and Human Services Guide
- Host 50+ social service staff for monthly networking meeting
- Chair the governance board of Chester County’s initiative to end homelessness
- Active members of several councils, boards and working groups

## Workforce

- As One Stop Operator, lead PA CareerLink - Chester County, focusing on increasing access to workforce development services to unemployed and underemployed County residents

## Transportation

- Up to \$1,000 in matching funds for the purchase of a car

*It takes a lot of determination and resiliency to regain a sense of independence once it has been lost due to a disability. It had been over five years since Phoenixville resident Chris had his own vehicle. Without one, getting to doctors’ appointments, buying groceries, and even visiting his grandkids had become difficult. As someone on a fixed income, Chris was especially grateful to learn he was eligible to participate in our matched savings program.*

*For seven months, Chris diligently made regular deposits into his savings account to reach his goal of \$1,000. Along the way, Chris participated in our free financial education on topics like the car buying process. Our staff also worked with Chris to develop a budget so he’d have savings for emergency repairs.*

*Open Hearth matched Chris’ savings with \$1,000, providing him with enough funds to purchase a new-to-him car. Upon reaching his goal, Chris expressed how the car will allow him to decrease his reliance on others and increase his sense of autonomy, providing a huge sense of accomplishment.*



**101 N. Main Street, Suite A1**  
**Spring City, PA 19475**  
**610-792-9282**  
**www.OpenHearthInc.org**