



# Community Warehouse Project of CHESTER COUNTY

*Chester County's Only Furniture Bank*

## 2024 IMPACT REPORT



CWP Recipient, Susan's Mother said,  
*"About two years ago me and my kids were homeless. It was really challenging. When I finally got housing I was referred to CWP and they gave me the furniture and beds that we needed. I couldn't afford furniture at all. My daughter was especially thrilled when she got her own new bed and pretty comforter for the first time in her life."*

# A LETTER From Our Executive Director



Dear Friends and Supporters,

As we reflect on the past year, I am filled with gratitude and pride for what we have accomplished together at the Community Warehouse Project (CWP). Our mission to provide gently used furniture and housewares to families and individuals in need has never been more critical, and thanks to your unwavering support, we have made a significant impact in our community. Our donors have shown remarkable generosity. Your willingness to part with cherished items has directly impacted the lives of those who are starting anew. We are deeply grateful for your kindness and commitment to helping others.

In the fiscal year 2023-2024 we proudly served 546 households, which included 742 adults, 650 children, and 124 veterans. Each of these individuals and families has faced unique challenges, often transitioning from homelessness to stable housing. For many, the journey to a new home is a monumental step toward rebuilding their lives, and we are honored to play a role in this transformation by providing essential furnishings that help create a sense of dignity, stability and belonging.

One of our key achievements this year was the distribution of over 700 beds to those in need. A bed is more than just a piece of furniture; it represents comfort, safety, and the opportunity for restful sleep. We believe that everyone deserves a place to lay their head at night, and your contributions have made this possible.

Our dedicated team, including over 100 volunteers, have worked tirelessly to ensure that quality items are collected, repaired, and distributed to those who need them most. This year our workshop volunteers have repaired 921 items, including 94 dining chairs, 261 dressers and 215 side tables, etc. This not only enhances the quality of our offerings but also diverts approximately 20 tons of waste from landfills each month, promoting sustainability within our community.

As we look ahead to the next year, we remain focused on our mission. Your continued support, whether through donations, volunteering, or spreading the word about our work, is essential to our success. Together we are transforming lives and creating a brighter future for those in need.

With sincere appreciation,

Glenda K. Brion  
CEO/Executive Director

## 2024 AT A GLANCE

**Households Served:** 546

**Beds Provided:** 700

**Individuals Served:** 1,391

**Children Served:** 649

**Veterans Served:** 124

**Partner Agencies:** 104

(See website for complete list.)

## THANK YOU CWP!

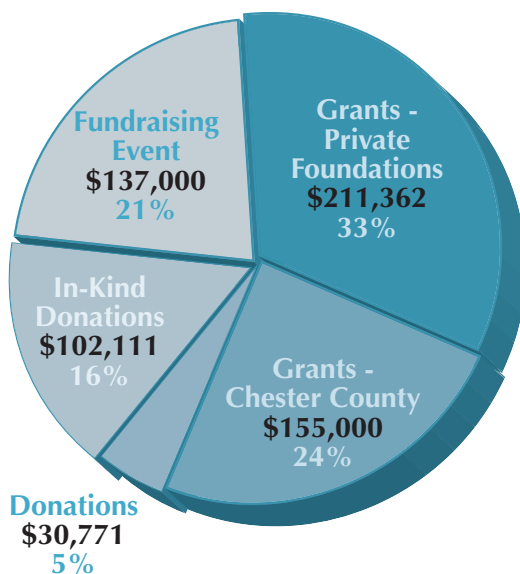
*"Thank you so much for the furniture, the pots and pans and other stuff. I am so overwhelmed by the kindness you showed me. Thanks again from the bottom of my heart."*

- Linda

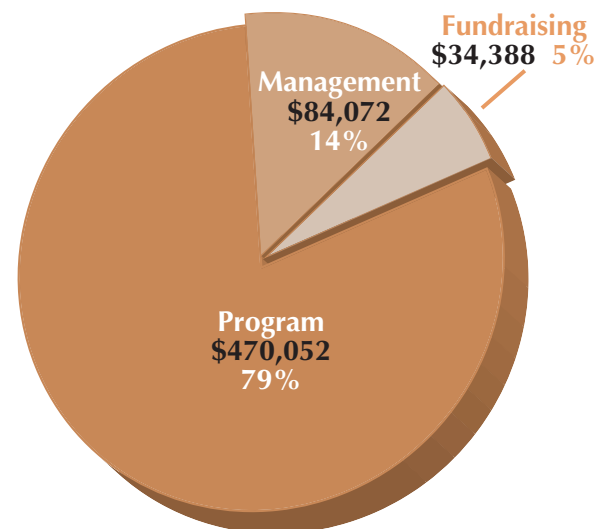


# DELIVERING Our Mission

## 2024 REVENUE



## 2024 EXPENSES



## How do poverty level families afford **basic necessities** like housing and furniture?

In Pennsylvania, the federal poverty line for 2024:

**\$15,060 for a household of one**



**\$25,820 for a household of three**



**\$20,440 for a household of two**



**\$31,200 for a household of four**



Monthly Fair Market Rents by # of Bedrooms (HUD) - ZIP 19380

Year	Efficiency	One-BDRM	Two-BDRM	Three-BDRM	Four-BDRM
2019	\$1,060	\$1,250	\$1,510	\$1,890	\$2,160
2025	\$1,790	\$1,970	\$2,350	\$2,830	\$3,220
Diff	+69%	+58%	+56%	+50%	+49%

Using the example of Mary and her two children looking for a place to live, compare a family of three living at the poverty level income of \$25,820 per year or \$2,150 gross income /month versus the median rent in Chester County of \$2,350 /month for two bedroom apartment. There is an immediate shortfall of \$200 per month before purchasing food and furniture for the home. Clearly this is a very challenging scenario for many folks working full time and living in our community.

Chester County is known for its affluence and thriving communities, making it a natural hub for homeowners who are downsizing, redecorating, or relocating—often with well-maintained furniture they no longer need. However, the flip side of prosperity is the high cost of living, which continues to rise sharply, making it increasingly difficult for many families to afford not just housing but the basic furnishings that turn a house into a home.

For example, in **zip code 19380, median rents have surged over 50% since 2019**, putting additional financial strain on already vulnerable households. That's where **Community Warehouse Project (CWP)** steps in. We **bridge the gap between generous donors** with quality furniture to give **and hardworking individuals and families striving to build a stable home**—single parents, veterans, and others overcoming hardship—all referred by trusted local agencies.

CWP not only ensures that donated furnishings find a meaningful second life, but we also actively spread the word to potential donors about the impact their contributions can make. As Chester County's success story continues, so does the urgent need for support, with housing costs outpacing income growth. By giving well-loved furniture a new purpose, we are helping to create comfortable, dignified homes for those

working toward a better future—one piece at a time.

Many times a beautiful dresser that has been donated to CWP will have a broken drawer or a lovely dining table has a broken leg. The Workshop Volunteers will repair these items and make them perfectly usable for a recipient family. This past year The Workshop repaired over 920 items including: 261 dressers and 215 side tables, 94 dining chairs, etc. This not only enhances the quality of our offerings but this furniture would have been thrown away in a landfill. We estimate (conservatively) that we rescue about 20 tons of furniture each month by making these repairs and upcycling them for families and veterans in need promoting sustainability within our community.

Source:  
<https://www.huduser.gov/portal/datasets/fmr.html>

# WAYS TO HELP

## GIVE FURNITURE\*

Every sofa, bed, table, pan, plate we deliver to a client was donated by a caring person like you. Please drop off your new or gently-used furniture and household items at our

### West Chester Warehouse:

M - F 8 to 1 & Every 3rd Sat 9 to 1

### Downingtown Warehouse:

Every 1st Sunday 10 to 2

Or schedule a pickup on our website.

## DONATE FUNDS\*

While furniture is the "what" of our mission, dollars are the "how". Your donation directly funds the tools and staffing necessary to connect essential home furnishings to neighbors who need it most. Whether you give now, monthly, or through your legacy, you ensure our ability to deliver on our mission every day. Visit our website to learn more.

## VOLUNTEER

The daily presence of volunteers in our Warehouses is what keeps the spirit of community alive inside our walls. And the effort of corporate and local volunteer groups carries the spirit of CWP out into our community. Visit our website to learn about the many ways you or your group can get involved.

*\* Gifts of furniture and cash donations are tax deductible to the extent allowable by law.*

## WHY I VOLUNTEER



*"From my first visit to the Community Warehouse Project I was caught up in the passion and enthusiasm of the mission and it's practical and immediate aspect of helping those in need and knew I wanted to be involved in its efforts.*

*I have the honor to meet and interact with the clients as we deliver furniture and household goods. I see their struggles but also the relief and gratitude in their faces as we transform a living space into a home. The CWP network of volunteers is a dedicated team, and I love being a very small part of it. I am truly amazed by the dedication of the team and the generosity of the public to make this organization one of the best in all of Chester County."* - Mac Neilon, CWP Volunteer

## BOARD OF DIRECTORS

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**Matthew Walsh**

Community Volunteer

**Susan Weisbrot**

Community Volunteer

## STAFF

**Glenda Brion**, CEO/Executive Director

**Christine Polywacz**,  
Program Administrator



Thank you to our growing list of **140** volunteers that help so much throughout the year. On behalf of our families and veterans we are forever grateful for the work you do to help make empty houses feel like homes.



**Community Warehouse Project**

of **CHESTER COUNTY**

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**Donate Now** ▶

