

50  
Tabor  
1968-2018



## 2017-2018 Annual Report

Housing Solutions • Financial Counseling • Community Revitalization

## Our Mission

To help strengthen the Lancaster County community by giving people the tools and inspiration to meet their housing and financial challenges and by revitalizing our surroundings.

## Our Vision

Tabor will help build a strong and united community in which all people have the opportunity to live in decent affordable housing and be financially self-sufficient. Tabor will also help to make the part of the city in which it is located a desirable place to work and live.

## Our Heritage

**Tabor was established in 1968** by members of the Mennonite community in Lancaster to help low-income families find housing and manage their finances. They were led by the scriptural call to demonstrate their concern for others through action and to work to eliminate the forces that divide us as a community. Since then, Tabor has developed a wide array of services that help people find solutions to their housing and financial challenges. The organization has also initiated community revitalization projects in the part of Lancaster City where its offices are located.

**On behalf of the Board of Directors,** thank you for supporting our vision for the Lancaster County community. Your generosity allows our staff and clients to work together to achieve the fantastic results highlighted in this report. The 2017-2018 fiscal year was a busy one for the Board. After celebrating Tabor's 50th anniversary, our main focus was to recruit and hire a President for the organization after Bob Thomas retired in the fall of 2018. As many of you know, Bob left big shoes to fill. We are proud to have attracted many qualified candidates, and especially Mike McKenna, who stood out for his heart for serving people in poverty, his strategic mind, and his desire to work collaboratively in the community to best serve Tabor's clients. Our Board also facilitated the renovation of Tabor's annex,

largely through donated time, materials and labor. The annex provides additional office space, some of which is used for Tabor staff, and some of which is being rented and generates revenue for Tabor programs. In early 2019, we are beginning a strategic planning process to solidify our mission and ensure that our time and resources are serving that mission most effectively. Again, thank you for supporting us. If you have any questions for me, I can be reached at [jml@blakingerthomas.com](mailto:jml@blakingerthomas.com) or (717) 509-7261.

*Jill Laskowitz*

**Jill Laskowitz**, Chair  
Board of Directors



### MANAGEMENT STAFF

**Michael McKenna**, President  
**Roger Steffy** Vice President for Programs

**Phyllis Stacks** Vice President for Development  
**Stephen Welch** Vice President for Finance and Operations

## Dear Friends of Tabor,

**During the past year Tabor celebrated our 50th Anniversary!** That extraordinary milestone gave us an opportunity to take stock of the impact our team of dedicated staff, donors, volunteers and community partners have achieved. Tens of thousands of our neighbors have realized their dreams of a stable, safe place to call home and gained the know-how to take charge of their financial future thanks to their own hard work and Tabor's guiding support.

**This year also saw our organization reach another milestone – the transition of presidents.** In October, I was honored to succeed Bob Thomas following his retirement after twelve years of distinguished service. I am deeply committed to programs that reduce poverty and promote self-sufficiency. I will build off our strong foundation so that Tabor continues to empower people facing tough times for decades to come.

When I look towards our future, I see an inclusive community in which no one is homeless and everyone has the knowledge and tools they need to thrive. Each of your generous gifts takes us one step closer to realizing that vision. We write this report to thank you, on behalf of our staff, board, and clients.

**I want to highlight just a few moments from my first few months here that capture the spirit of this special organization—moments that are indicative of our accomplishments throughout this past year.**

- I had a chance to sit down with Justin, an army vet who was a former resident of TLC/Veterans' Victory House (VVH) and hear more about his story. After serving two tours in combat zones, he struggled back at home, eventually winding up homeless in a rural part of the county for two years. Thanks to the support of TLC/VVH staff, Justin was able to move into his own apartment, get a car, and is now planning to open a bakery that could potentially employ other vets!
- In October, the Lancaster County Association of Realtors achieved an extraordinary milestone: more than \$500,000 raised over thirty years for TLC! Support like theirs enables Tabor to continue running the only homeless shelter in the county that enables families of all kinds to stay together during a period of homelessness.
- In November our Barshinger Financial Empowerment Center was recognized by the Pennsylvania Housing Finance Agency (PHFA) as the recipient of the 2018 Financial Education & Coaching Award. This award is given every two years to an agency that "displays the effectiveness of providing the financial education early in the homeownership process, and that continues the relationship with the client to ensure that the clients' goals are successfully achieved."
- As part of this year's ExtraGive, a dedicated team of Tabor staff and their families camped out in the garage of our Eastern Market building to raise awareness about homelessness and promote peer-to-peer fundraising. Not only did it contribute towards a record-breaking year in the ExtraGive for Tabor, TLC, and Beth Shalom with more than \$103,000 raised, but we also bonded as a team. Most importantly, we gained a deeper appreciation for the physical and mental hardship that the families and individuals we serve in our Housing and Rental Counseling and TLC programs face when they lose their home and are trying to get back on their feet.

**We are grateful for your generosity and are committed to being thoughtful stewards of your financial gifts. Together we can create opportunities for our clients to grow in knowledge, skill, and confidence to help themselves and achieve their goals.**

Happy New Year!

Sincerely,



**Mike McKenna**  
President



**Board of Directors** Paul I. Currie, Joseph Dhansis, Phil Frey, Smokey Glover, Dan Hess, Sherry Hibshman (Secretary), Tracy Horst, Jill Laskowitz (Chair), Bryan Martin (Vice Chair), Stephanie Reese, Brian Roche, Doug Umble (Treasurer), Lenny Walton, Charity Welch

## 17-18 STATS

7.1.17-6.30.18

# 33,958

nights of shelter  
were provided at TLC



### Homeless and Rental Counseling

#### Rapid Rehousing Services – STIL and CHS Programs

**STIL** (Shelter to Independent Living): Provides budget and housing stability counseling for families and individuals experiencing homelessness and assists them in maintaining permanent housing.

- 491 individuals in 223 households received housing stability case management to end their homelessness

**CHS** (Community Housing Solutions): Provides housing search and advocacy services to secure rental housing for the clients of all Coalition-funded rapid re-housing programs in Lancaster County.

- 159 households were housed: 50% of them in 6 weeks or less in a very tight rental market

**Mental Health Housing – PATH Program:** Provides budget and housing counseling for persons who have a mental health diagnosis and are either experiencing homelessness or at great risk of homelessness.

- 43 individuals received housing counseling and case management to obtain and maintain housing

**CHART** (Community Homeless Assessment & Referral Team): Provides coordinated assessment and referral services for all individuals/families experiencing homelessness in Lancaster County, PA.

- 1,835 referrals were received by CHART
- 1,384 assessments were completed

**SSVF** (Supportive Services for Veteran Families): Provides homeless prevention and rapid re-housing services for veteran families.

- 51 households received services to address their housing crisis
- 50 households sustained or increased their income

**Supportive Services Program:** Provides supportive services to prevent families at risk of homelessness from losing their permanent housing in affordable housing rental communities.

- 1,697 residents received services or attended events
- 52 households brought their rent current
- 63 households received budget counseling
- 113 community events were organized

### Supportive Housing

**Hearthside Permanent Supportive Housing:** Provides permanent scattered-site housing and ongoing supportive services for families experiencing homelessness in which someone has a disability.

- 43 individuals, including 25 children in 10 households, received services to obtain permanent housing and/or remain stabilized in that housing

**Beth Shalom House of Peace:** Provides five transitional housing apartments and Christian-based supportive services for women recently released from prison and their children.

- Services were provided for 25 individuals in 9 households
- 100% of the participants were reunited with their children

**Market View Apartments:** Provides eight permanent apartments with supportive services for people with disabilities who are experiencing homelessness.

- 19 individuals, including 10 children in 8 households, received services and maintained their leases in good standing

**TLC:** Bridges homelessness to housing by providing 52 rooms of short-term interim housing and supportive services for individuals and families, including veterans.

- 254 individuals experiencing homelessness, including 82 children under 18, were served
- 33,958 nights of shelter were provided
- 100% of households developed Individual Housing Plans within 5 days
- Veterans' Victory House successfully housed 29 out of 31 veteran households served
- 271 volunteers provided 3,972 hours of service, including front desk coverage, maintenance, room turnover, mentoring and leading workshops
- Street Outreach: 286 individuals in 252 households were met, assessed and referred to services by the Community Homeless Outreach Worker



**1,384**  
assessments  
were completed  
through CHART

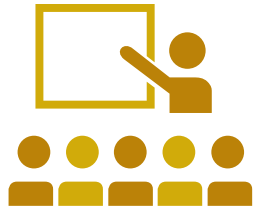
**113**



**community events** were organized  
by the Supportive Services Program

**51 Veteran households**  
received SSVF services to  
address their housing crisis

**782**



individuals attended

**112** financial education workshops

## The Ann B. Barshinger Financial Empowerment Center

### Financial Counseling

- 530 households received general financial counseling/coaching
- \$763,358 of debt was paid to creditors through debt management plans

### Matched Savings Accounts

- 12 graduates saved \$12,453 and received \$21,398 in matching funds to purchase their asset
- 33 households were active as of June 30, 2018 and had saved \$15,197

### Homebuyer Counseling:

- 383 households completed homebuyer counseling

### Mortgage Counseling

- 120 households facing foreclosure received counseling and assistance to obtain mortgage relief
- 116 clients who continued with Tabor avoided foreclosure
- 30 households received reverse mortgage counseling

### Financial Education Workshops

- 354 people attended 73 on-site workshops
- 428 people attended 48 off-site workshops

**306 households**  
secured permanent rental  
housing with assistance  
from Tabor's programs



**116 households**  
avoided foreclosure  
through financial counseling



HUD Approved  
Counseling Agency



NFCC  
Your Financial Advocate MEMBER



# SERVING LANCASTER FOR 50 YEARS



**HUD Approved**  
Counseling Agency

Tabor becomes a  
**HUD approved**  
counseling agency

**Homeownership**  
counseling begins

Approved as counseling agency  
for HEMAP (the Homeowners  
Emergency Mortgage  
Assistance Program)

Tabor purchases an  
office building at 439  
East King Street

1971

1972

1984

1991

1968

Tabor Community  
Services **organizes as**  
a **non-profit agency**



1975

1976

Services are  
expanded to **all of**  
**Lancaster County**



Buys, renovates (with  
mostly volunteer labor)  
and sells 27 houses



1986

Tabor is approved  
as a **Consumer**  
**Credit Counseling**  
Services agency



## TABOR'S LEADERSHIP

**Paul Leatherman**  
Executive Secretary  
1968-1976

**Daniel S. Sensenig**  
Director of Tabor  
1971-1976

**Nevin L. Horst**  
Executive Director & President  
1977-1995







**50**  
**Tabor**  
1968-2018



Tabor's **Shelter to Independent Living Program (STIL)** is launched

**TLC**, formerly Harb Adult, merges with Tabor

Tabor opens **Beth Shalom House of Peace**, the V. Ronald & Diane L. Smith" Home for a New Start"

Tabor celebrates **50 years of service** to Lancaster County

1992

2005

2007

2018

1997

2005

2007

2015

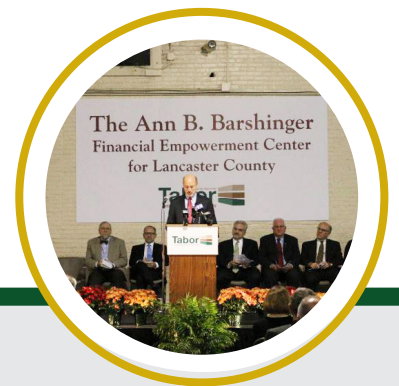


Tabor receives its first COA (Council on Accreditation) accreditation

Tabor purchases and moves into its current office, Lancaster's Eastern Market

TLC becomes home to **Veterans' Victory House**

**The Ann B. Barshinger Financial Empowerment Center** is opened



**D. Michael Weaver**  
President  
1995-2006



**Robert Thomas**  
President  
2006-2018



**Michael McKenna**  
President  
2018-Present

## July 1, 2017 - June 30, 2018

### Revenue

Foundations	217,321	5%
Corporations	314,013	7%
Individuals	846,217	19%
Churches	40,865	1%
Rental	524,463	12%
Govt Grants & Contracts	2,161,365	49%
Private Contracts	241,340	5%
Program / Fees for Service	64,787	1%
Other	42,063	1%
<b>Total</b>	<b>4,452,433</b>	<b>100%</b>

### Expenses\*

Barshinger Financial Empowerment Center	546,161	14%
Housing Counseling Services	1,730,784	43%
Supportive Housing Programs	1,045,012	26%
Properties	385,514	10%
Fundraising	295,383	7%
Other	10,509	0%
<b>Total</b>	<b>4,013,364</b>	<b>100%</b>

**Net Assets (6/30/2018)** 3,762,924

### Administrative Expenses\*\*

2017-2018	482,536	12%
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\* net of depreciation

\*\* includes office space, technology, and administrative support costs which were distributed across all of the organization's departments.



### Tabor Community Services, Inc.

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