

Annual Report

Fiscal Year 2024/2025



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Director of Operations

Lisa Gladfelter
Director of Finance

Atherine Shaw
Director of Outpatient
Services

Jodi Schmidt
Clinical Supervisor
(Inpatient)

Our Mission

Colonial House, Inc. strives to provide accessible, compassionate, and evidence-based substance abuse treatment and support services to individuals and families in our community. Through personalized care, education, and advocacy, we aim to empower individuals to heal from the impact of substance use and rebuild their lives with dignity and purpose. Our mission is to foster a supportive environment that promotes long-term recovery, reduces stigma, and collaborates with community partners to enhance overall wellness and quality of life for all those affected by substance abuse.

Our Vision

Empowering lives through compassionate care and comprehensive treatment, Colonial House, Inc. envisions a future where every individual finds hope, healing, and renewed purpose. With a commitment to community, innovation, and evidence-based practices, we strive to break the cycle of substance use, foster recovery, and promote wellness for all those affected by substance abuse. Our vision is a community where every person has access to the support they need to thrive, free from the grips of substance use, and empowered to live fulfilling lives.

Our Philosophy

At Colonial House, Inc., our philosophy of treatment is rooted in compassion, empowerment, and holistic care. We believe in treating every individual with dignity and respect, recognizing that each person's journey through substance use and recovery is unique. Our approach integrates evidence-based practices with a person-centered focus, addressing not only the physical aspects of addiction but also the emotional, psychological, and social factors that contribute to substance use disorders.

Colonial House, Inc. – Organizational History

Colonial House, Inc. was founded in 1969 with the mission of providing a transitional, supportive, and therapeutic environment in a home-like setting for men experiencing alcohol dependence who met admission criteria. The program was originally located in a stone farmhouse at Pleasant Acres in East York and served eight residents.

In May 1978, Colonial House relocated to a larger, four-acre property in West York, expanding capacity to 18 male residents. By 1980, the organization broadened its scope to include female residents, utilizing a second house on the property.

Following a devastating fire in April 1992, Colonial House rebuilt and, by August of that year, dedicated a new facility with a capacity of 45 clients. This marked the transition to a coeducational program, with accommodations for 33 men and 12 women.



In 2004, Colonial House expanded its continuum of care by opening outpatient services in the Manor building, which had previously housed the residential program. As the outpatient program grew, it relocated in 2007 to 15 S. Pershing Avenue in downtown York. Continued growth led to the purchase of a larger space at 1 East Market Street, Suites 202 and 203, in 2012, where outpatient services continue to operate today.



By fiscal year 2015, it became evident that a separate, dedicated space was needed to better serve female clients. In September 2016, Colonial House purchased a property at 924 W. Market Street and began renovations to establish a female residential program. Licensure was obtained through the Pennsylvania Department of Drug and Alcohol Programs (DDAP), and the program was scheduled to open in December 2017.

However, on December 5, 2017, a catastrophic fire destroyed the male residential facility. In response, male clients were temporarily relocated to the newly renovated but unopened female program site, ensuring continuity of care for 16 residents while reconstruction efforts took place.



The Woodberry Road facility reopened on February 8, 2019, though occupancy limitations restricted use to 16 of the 45 beds. This led to the decision to postpone opening the female program and instead serve male clients across both residential locations.



Like many providers, Colonial House faced significant challenges during the COVID-19 pandemic beginning in 2020, including staffing shortages and decreased referrals. Despite these obstacles, the organization remained committed to maintaining a safe, healthy, and therapeutic environment. From 2020 through 2023, the agency navigated multiple transitions with resilience, supported by the dedication and adaptability of its staff.

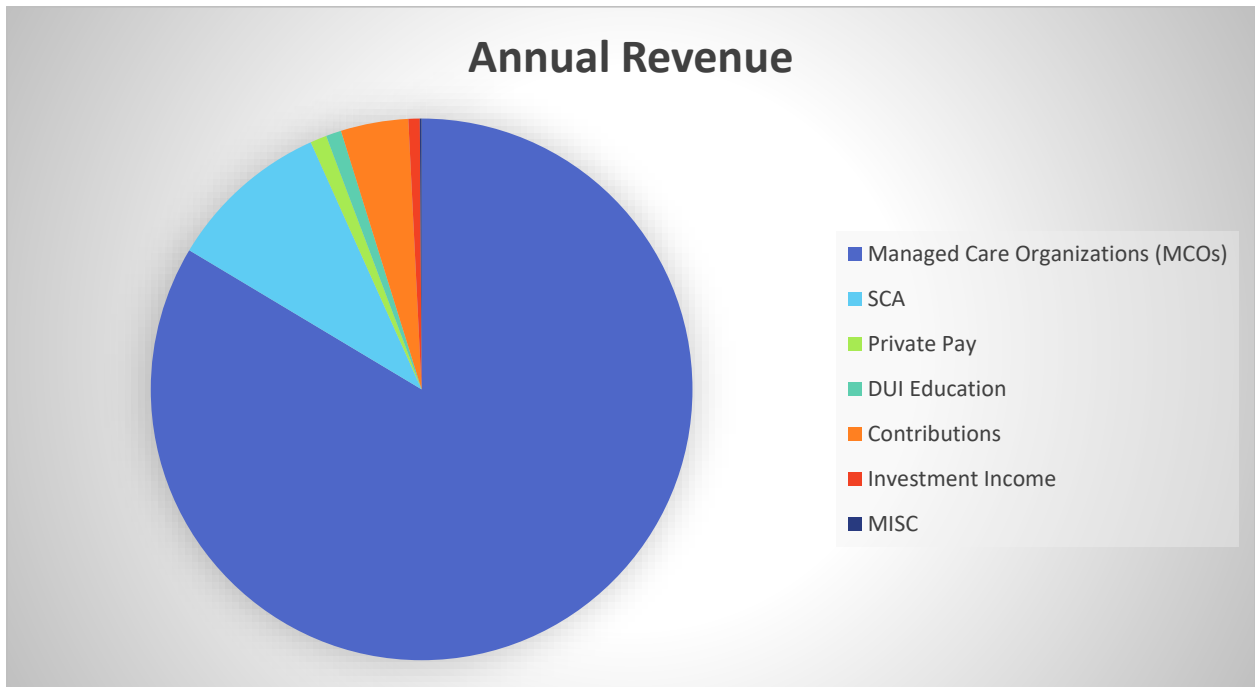
In March 2023, completion of a major sewer improvement project allowed the Woodberry Road facility to restore its full 45-bed capacity.

In January 2024, Colonial House welcomed the return of Adriane Basarab as Executive Director. With a longstanding history at Colonial House and deep connections within Pennsylvania's treatment network, her leadership marks an exciting chapter of growth and innovation.

During the 2024–2025 fiscal year, the organization finalized the sale and closure of the 924 W. Market Street property. Strategic focus has since shifted toward expanding and enhancing services within both the residential and outpatient programs, reinforcing Colonial House's commitment to delivering high-quality, compassionate care.

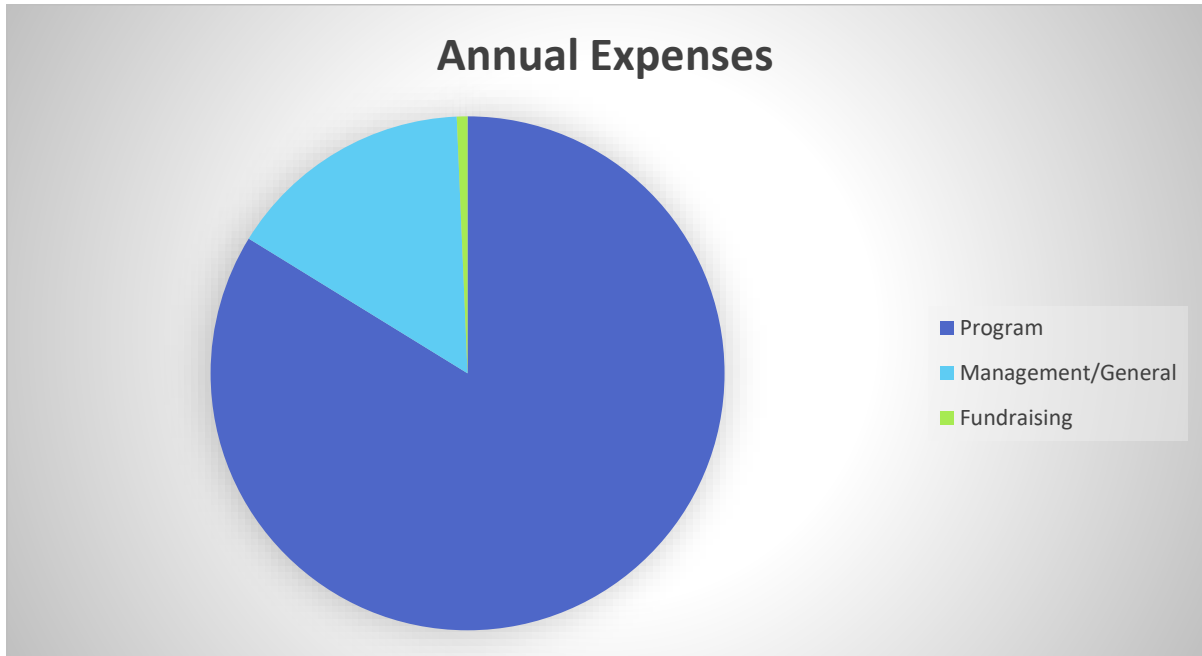
Revenue:

Managed Care Organizations (MCOs)	\$2,317,476
SCA	\$269,031
Private Pay	\$27,171
DUI Education	\$25,450
Contributions	\$111,678
Investment Income	\$18,790
MISC	\$2,955



Expenses:

Program	\$2,365,667
Management/General	\$438,933
Fundraising	\$18,978



*24/25 audited financial statements are available for review upon request