

**2013**

**Horizon Housing Development  
Company APR**



**On behalf of HHDC Board of Directors,  
staff and funders, we present our  
FY2013 Report  
(\* July 1, 2012-June 30, 2013)**

**Tenancy Requirements**

As a non-profit housing program receiving funding from DD Resources, which in turn receives funds from HUD and the City of St. Louis, there are requirements from each of these agencies that must be met.

DD Resources requirements:

The person or head of household must be developmentally disabled.

A developmental disability is defined as being attributable to mental retardation, cerebral palsy, autism, epilepsy, a learning disability related to a brain dysfunction or similar condition found by comprehensive evaluation to be closely related to such conditions, or to require habilitation similar to that required by a person who is mentally retarded (A severe learning disability may impair many daily living activities.); It must have originated before the client reached the age of eighteen (18); It can be expected to continue indefinitely; It must meet the functional definition of a developmental disability as determined by the St. Louis Regional Center.

HUD requires that the person or head of household be Homeless:

1. An individual who lacks a fixed, regular and adequate nighttime residence; and
2. An individual who has a primary nighttime residence that is –
  - A. A supervised publicly or privately operated shelter designed to provide temporary living accommodation (including welfare hotels, congregate shelters and transitional housing for the mentally ill);
  - B. An institution that provided a temporary residence for individuals intended to be institutionalized; or
  - C. A public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings.

City of St. Louis requires that the person or the head of household be a resident of the City of St. Louis.

**History**

Horizon Housing Development Company was founded in 2004; we are a 501(c)3 nonprofit organization. We provide permanent housing to St. Louis City individuals with developmental disabilities who are homeless. Although permanent housing is our main goal, we also contribute to the fight to end homelessness. Housing is a key stabilization factor for success in future endeavors including but not limited to, employment and scheduling daily activities. When one is homeless daily activities are often controlled by others, HHDC is helping developmentally disabled individuals live independently with little assistance. Housing in our agency is not just a home but hope for the future.

**Mission Statement**

To assist in providing housing services to St. Louis City residents who are developmentally disabled.



**Funders and Support**



Partially funded by the St. Louis Office for  
Developmental Disability Resources

# **Programs Successes and Outcomes Achieved**

Horizon Housing Development Company (HHDC) has focused on providing homes to homeless St. Louis City residents with developmental disabilities since 2004. Horizon Housing currently houses 33 individuals with developmental disabilities and their families, for a total of 48 residents. According to the last annual report to HUD, 22 of our tenants have successfully stayed with our program for over three years and an additional eight have been in permanent housing for more than thirteen months.

We have kept a 100% occupancy rate for the year and the retention rate for tenants over 3 years is 79%. Several of the tenants have been with the program for 5 to 7 years. The overall average length of stay for our tenants is over 2 years.

Stable housing is a key success factor for individuals seeking employment, maintaining employment or dealing with the application process for Social Security Income (SSI). With our permanent housing, individuals are able to schedule daily activities such as sleep, meals and recreation around a job. When one is homeless, daily activities are often controlled by others.

While permanent housing is HHDC's primary focus, tenants receive limited support from a tenant relations specialist. This person liaisons with the supportive service providers and the case managers from both St. Louis Office of Developmental Disability Resources and St. Louis Regional Center to ensure that services are provided and carried out or to request additional services.

A resident in HHDC's program is provided with permanent housing, which is something that many have not had for a while, along with a sense of community. This allows the individual to set and fulfill other goals in life. It may be something as simple as learning to cook, getting employment or trying one's best to reunite with children.

Horizon Housing Development Company clients are staying longer and the waiting list is growing by 20% each year. To reduce the need for permanent housing for the portion of the population HHDC serves, we are expanding our agency. HHDC is adding a two- unit building to reduce the number of clients on the waiting list.

HHDC has been striving to diversify our funding from several sources in order to assure stability for the future. HHDC is currently funded by grants from, St. Louis Office for Developmental Disabilities and The Department of Housing and Urban Development (HUD). HHDC is also applying for private and corporate donors and grants. HHDC has purchasing our newest building at 3928 Lexington for \$6,800.00 and we are working on grants to fund the renovations.

With this new building Horizon Housing will be able to house up to seven more individuals. That is more clients off our waiting list. To those clients HHDC will be providing not just a home but hope towards a future of living independently with a developmental disability. Horizon Housing Development Company's mission is to provide housing to city residents with developmental disabilities that are homeless. By adding this new building, HHDC can continue fulfilling our mission.

## Donation Information

With the winter months quickly approaching any cash or in kind donations are gladly accepted. These donations will help Horizon Housing Development Company provide our tenants with much needed items they are not able to afford. Please visit our newly redesigned website at [www.hhdc-stl.org](http://www.hhdc-stl.org) or call the office at 314-865-0383 for donation information.

## Donations Needed

- ❖ Blankets
- ❖ Coats
- ❖ Gloves
- ❖ Hats
- ❖ Scarves

All sizes needed: we serve men, woman and children.



# **HORIZON HOUSING DEVELOPMENT COMPANY BOARD MEMBERS**

## **Board Officers**

**Lana Dinehart (President)**

**Phyllis Mithen (Secretary)**

**Dianna Brannan (Treasurer)**

## **Board Members**

**Pamela G. Boone**

**JoAnn Rankins-Cannon**

**Eulyses Jones**

**Devin Bramblett**

**Joseph Thele**

## **Board Consultant**

**Michael Goad**

## **Key Staff Members**

**Shanna Nieweg (Director)**

**Andre Parks (Tenant Relation Specialist)**

**Corrie Petschonek (Accountant/Controller)**

**Terence Robinson (Maintenance Supervisor)**

**Rennie Baker (Operations Manager)**

# Financials FYE 2013

Horizon Housing Development Company  
 Statements of Financial Position  
 June 30, 2013 & 2012

Assets	2013	2012
<b>Current Assets</b>		
Cash and cash equivalents	\$ 120,186	\$ 122,770
Grants receivable	51,689	57,675
Rent receivable, net	2,751	1,478
Prepaid expenses	25,146	22,633
Donated household goods	-	112,987
<b>Total Current Assets</b>	<b>199,772</b>	<b>317,543</b>
<b>Fixed Assets</b>		
Land	123,278	122,147
Buildings	1,403,290	1,376,751
Furniture and equipment	81,387	79,715
Vehicles	15,625	15,625
Accumulated depreciation	(402,252)	(417,112)
<b>Total Fixed Assets</b>	<b>1,141,228</b>	<b>1,177,126</b>
<b>Total Assets</b>	<b>\$ 1,341,100</b>	<b>\$ 1,494,669</b>
<b>Liabilities and Net Assets</b>		
<b>Current Liabilities</b>		
Accounts payable and accrued expenses	\$ 3,060	\$ 7,263
Refundable deposits	5,879	6,304
<b>Total Current Liabilities</b>	<b>8,939</b>	<b>13,567</b>
<b>Net Assets</b>		
Unrestricted	1,332,241	1,481,102
<b>Total Net Assets</b>	<b>1,332,241</b>	<b>1,481,102</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 1,341,100</b>	<b>\$ 1,494,669</b>

**Horizon Housing Development Company**  
**Statements of Activities**  
For the years ended June 30, 2013 & 2012

	2013	2012
<b>Revenues and Support</b>		
Grant from DD Resources	\$ 384,566	\$ 367,105
HUD Supportive Housing Program Grant	144,167	139,574
Rental income	61,035	64,762
<b>Total Revenues</b>	<b>589,768</b>	<b>571,421</b>
<b>Expenses</b>		
Program expenses	636,671	547,533
Management and general	101,958	98,652
<b>Total Expenses</b>	<b>738,629</b>	<b>646,185</b>
<b>Change in Net Assets</b>	<b>\$ (148,861)</b>	<b>\$ (74,764)</b>
<b>Net Assets - Beginning of Year</b>	<b>1,481,102</b>	<b>1,555,866</b>
<b>Net Assets - End of Year</b>	<b>\$ 1,332,241</b>	<b>\$ 1,481,102</b>

**Horizon Housing Development Company**  
**Statements of Functional Expenses**  
For the years ended June 30, 2013 & 2012

	2013			2012		
	Program Services	Management and General	Total	Program Services	Management and General	Total
Salaries	\$ 212,952	\$ 53,478	\$ 266,430	\$ 235,920	\$ 50,247	\$ 286,167
Bad debt expense	968	-	968	3,185	-	3,185
Staff development	674	1,950	2,624	1,247	1,540	2,787
Conferences and meetings	358	2,400	2,758	1,226	1,811	3,037
Employee benefits	33,816	6,183	39,999	29,657	4,248	33,905
Loss on damaged inventory	112,904	-	112,904	-	-	-
Noncash grants	-	-	-	31,675	3,420	35,095
Utilities	59,675	4,012	63,687	56,665	3,757	60,422
Equipment rental, repairs and maintenance	43,341	2,773	46,114	35,668	3,618	39,286
Payroll taxes	18,510	3,469	21,979	20,192	3,455	23,647
Professional fees	5,212	12,346	17,558	6,617	11,338	17,955
Insurance	16,326	5,312	21,638	16,432	3,900	20,332
Telephone	11,491	2,455	13,946	11,137	3,009	14,146
Supplies	20,396	1,978	22,374	16,868	4,395	21,263
Security	8,756	613	9,369	9,064	627	9,691
Specific assistance to individuals	2,554	-	2,554	2,519	-	2,519
Other	3,599	4,989	8,588	4,803	5,287	10,180
	<b>571,532</b>	<b>101,958</b>	<b>673,490</b>	<b>482,965</b>	<b>98,652</b>	<b>581,617</b>
Depreciation	65,139	-	65,139	64,568	-	64,568
	<b>\$ 636,671</b>	<b>\$ 101,958</b>	<b>\$ 738,629</b>	<b>\$ 547,533</b>	<b>\$ 98,652</b>	<b>\$ 646,185</b>

Horizon Housing Development Company  
 Statements of Cash Flows  
 For the years ended June 30, 2013 & 2012

	2013	2012
<b>Cash Flows from Operating Activities:</b>		
Increase (Decrease) in Net Assets	\$ (148,851)	\$ (74,764)
Adjustments to reconcile decrease in net assets to net cash (used) provided by operating activities:		
Depreciation	65,139	64,568
Loss on damaged inventory	112,987	-
Noncash grants	-	35,895
Changes in assets:		
(Increase) Decrease in grants receivable	6,006	61,746
(Increase) Decrease in rent receivable	(1,273)	(537)
(Increase) Decrease in prepaid expenses	(2,513)	2,436
Changes in liabilities:		
Increase (Decrease) in accounts payable and accrued expenses	(4,203)	1,160
Increase (Decrease) in refundable deposits	(424)	34
Net cash (used) provided by operating activities	<u>28,158</u>	<u>89,538</u>
<b>Cash Flows from Investing Activities:</b>		
Purchase of property and equipment	(29,442)	(19,883)
Net cash (used) provided by investing activities	<u>(29,442)</u>	<u>(19,883)</u>
<b>Net Increase (decrease) in cash</b>	<b>\$ (2,584)</b>	<b>\$ 70,655</b>
<b>Cash and Equivalents, Beginning of Year</b>	<b><u>122,770</u></b>	<b><u>52,115</u></b>
<b>Cash and Equivalents, End of Year</b>	<b><u>\$ 120,186</u></b>	<b><u>\$ 122,770</u></b>