

2015

Horizon Housing Development
Company APR



**On behalf of HHDC Board of Directors,
staff and funders, we present our
FY2015 Report
(*July 1, 2014-June 30, 2015)**

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 have a developmental disability.

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:

A person is considered homeless only when he/she resides in one of the places described below:

- In places not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings (on the street).
- In an emergency shelter.
- In transitional or supportive housing for homeless persons who originally came from the streets or emergency shelters.
- In any of the above places but is spending a short time (up to 30 consecutive days) in a hospital or other institution.
- Is being evicted within a week from a private dwelling unit and no subsequent residence has been identified and lacks resources and support networks needed to obtain housing.
- Is being discharged within a week from an institution, such as a mental health or substance abuse treatment facility or a jail/prison, in which the person has been a resident for more than 30 consecutive days and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing.
- For example, a person being discharged from prison after more than 30 days is eligible **ONLY IF** no subsequent residence has been identified and the person does not have money, family or friends to provide housing.
- Is fleeing a domestic violence housing situation and no subsequent residence has been identified and lacks the resources and support networks needed to obtain housing.

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 as 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 individuals with developmental disabilities 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 with a developmental disability.



Funders and Support



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

Programs Successes and Outcomes Achieved

Horizon Housing currently houses 32 individuals with developmental disabilities and their families, for a total of 60 residents. According to our last annual report to HUD, 19 of our tenants have successfully stayed with our program for over four years and an additional 9 have been in permanent housing now for more than two years. We have kept a 100% occupancy rate for the year and the retention rate for tenants over 3 years is 80%. 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 and our support, individuals are more likely to establish schedules of daily activities such as sleep, meals and recreation around jobs.

The goal of the Horizon Housing Supportive Housing Program is to end homelessness for individuals with developmental disabilities. This is accomplished by using a Housing First policy that focuses on these five points:

1. Move people with disabilities on the streets or in shelters directly into housing.
2. Collaborate with long-term case management providers to provide robust support services.
3. Provide continued tenancy without mandating participation in services.
4. Embrace a “harm-reduction” approach to addictions.
5. Provide legal protection through leases and tenant protections.

The services provided by the Horizon Housing program are designed specifically to meet the level of understanding of each individual program participant. Once in the program, the Horizon Housing Permanent Supportive Housing Coordinator and long-term case manager work to assist participants with identifying and removing barriers to maintaining permanent housing. The direct supports provided through the Horizon Housing Supportive Housing Program in conjunction with supports provided through partnerships with other community agencies, including long-term case management providers, employment services, and socialization programs, assist program participants with breaking the cycle of homelessness permanently.

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 30% each year. To reduce the need for permanent housing for the portion of the population HHDC serves, we are expanding our agency. HHDC has added 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.

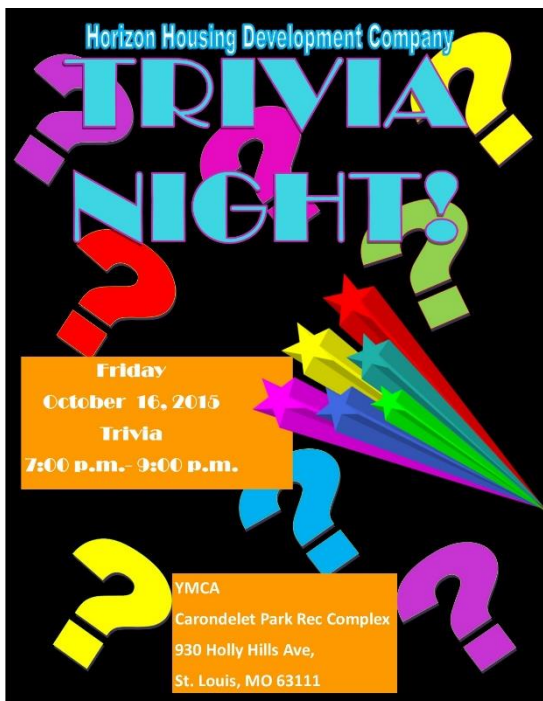
Donation Information

Horizon Housing Development Company provide our tenants with much needed items they are not able to afford. 100% of all donations go to serve Horizon Housing Development Company consumers. Please visit our newly redesigned website at 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.



Our first Trivia Night was a great success!! We thank everyone for the efforts put forth and the generous donations.



Our next Give STL Day will be May 3, 2016. Please help support all the local nonprofits in the St. Louis area!

HORIZON HOUSING DEVELOPMENT COMPANY BOARD MEMBERS

Board Officers

Jack Horgan (President)

Marsha Sledge-Bryant (Vice President)

Pamela G. Boone (Secretary)

Trent Pavic (Treasurer)

Brian Lovinguth (Assistant Secretary)

Board Members

Joe Thele

Mark Johnson

Michael Goad

Larry Keith Boone

Adonis Reddic

Clarice Woodard

Dorris Walker-McGahee

Key Staff Members

Shanna Nieweg (Executive Director)

Andre Parks (Supportive Housing Coordinator)

Corrie Petschonek (Chief Financial Officer)

Steven Joseph (Maintenance)

Darron Anthony (Maintenance)

Rennie Baker (Operations Administrator)

Financials FYE 2015

Horizon Housing Development Company
Statements of Financial Position
June 30, 2015 & 2014

	Assets	
	2015	2014
Current Assets		
Cash and cash equivalents	\$ 43,851	\$ 114,497
Grants receivable	54,602	46,882
Rent receivable, net	9,021	4,055
Prepaid expenses	28,964	28,414
Total Current Assets	<u>136,438</u>	<u>193,848</u>
Fixed Assets		
Land	123,378	123,378
Buildings	1,784,526	1,503,407
Furniture and equipment	91,374	81,387
Vehicles	15,625	15,625
Accumulated depreciation	(638,277)	(553,003)
Total Fixed Assets	<u>1,376,626</u>	<u>1,170,794</u>
Total Assets	<u>\$ 1,513,064</u>	<u>\$ 1,364,642</u>
	Liabilities and Net Assets	
Current Liabilities		
Accounts payable and accrued expenses	\$ 9,940	\$ 5,045
Refundable deposits	5,984	5,821
Total Current Liabilities	<u>15,924</u>	<u>10,866</u>
Net Assets		
Unrestricted	1,497,140	1,353,776
Total Net Assets	<u>1,497,140</u>	<u>1,353,776</u>
Total Liabilities and Net Assets	<u>\$ 1,513,064</u>	<u>\$ 1,364,642</u>

Horizon Housing Development Company
Statements of Activities
For the years ended June 30, 2015 & 2014

	2015	2014
Revenues and Support		
Grant from St. Louis Office for Developmental Disability Resources	\$ 691,978	\$ 509,018
Dept. of Housing and Urban Development Supportive Housing Program Grant	164,714	160,628
Rental income	49,601	56,330
Other income	1,428	1,253
Total Revenues	907,721	727,229
Expenses		
Program expenses	622,406	572,445
Management and general	141,951	133,249
Total Expenses	764,357	705,694
Change in Net Assets	\$ 143,364	\$ 21,535
Net Assets - Beginning of Year	1,353,776	1,332,241
Net Assets - End of Year	\$ 1,497,140	\$ 1,353,776

Horizon Housing Development Company
Statements of Cash Flows
For the years ended June 30, 2015 & 2014

	2015	2014
Cash Flows from Operating Activities:		
Increase (Decrease) in Net Assets	\$ 143,364	\$ 21,535
Adjustments to reconcile decrease in net assets to net cash (used) provided by operating activities:		
Depreciation	85,275	70,751
Changes in assets:		

Horizon Housing Development Company
Statements of Functional Expenses
For the years ended June 30, 2015 & 2014

	2015			2014		
	Program Services	Management and General	Total	Program Services	Management and General	Total
Salaries	\$ 267,558	\$ 61,227	\$ 328,785	\$ 229,947	\$ 60,893	\$ 290,840
Bad debt expense	-	-	-	577	-	577
Staff development	676	800	1,476	1,800	2,208	4,008
Conferences and meetings	1,336	1,418	2,754	220	3,784	4,004
Employee benefits	36,987	13,804	50,791	38,779	8,420	47,199
Utilities	65,736	4,371	70,107	65,605	4,210	69,815
Equipment rental, repairs and maintenance	68,710	2,819	71,529	56,685	2,422	59,107
Payroll taxes	21,118	9,072	30,190	18,463	10,524	28,987
Professional fees	4,907	28,338	33,245	11,860	25,500	37,360
Insurance	18,924	5,220	24,144	20,973	1,377	22,350
Telephone	13,746	3,591	17,337	10,694	3,578	14,272
Supplies	17,219	6,918	24,137	23,446	2,851	26,297
Security	9,694	840	10,534	7,085	762	7,847
Specific assistance to individuals	6,679	-	6,679	12,519	-	12,519
Travel/mileage	1,388	420	1,808	2,608	400	3,008
Board expenses	-	1,500	1,500	-	2,147	2,147
Other	2,453	1,613	4,066	433	4,173	4,606
	537,131	141,951	679,082	501,694	133,249	634,943
Depreciation	85,275	-	85,275	70,751	-	70,751
	\$ 622,406	\$ 141,951	\$ 764,357	\$ 572,445	\$ 133,249	\$ 705,694