

**2017**

**Horizon Housing Development  
Company APR**



**On behalf of HHDC Board of Directors,  
staff and funders, we present our  
FY2017 Report  
(\*July 1, 2016-June 30, 2017)**

## 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](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's Trivia Night**

\$20 Per Person  
\$120 Table of 8  
Only 10 tables available, so book early!!  
Call 314-865-0383

Friday  
March 10th  
7:00 -9:00 p.m.  
Doors Open 6:30 p.m.  
Trivia Begins

YMCA  
3150 Sublette Ave  
St. Louis, MO  
63139

Test Your Knowledge!  
Enjoy a night of trivia, laughter and PRIZES!

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

# **HORIZON HOUSING DEVELOPMENT COMPANY BOARD MEMBERS**

## **Board Officers**

**Marsha Sledge-Bryant (President)**

**Pamela G. Boone (Vice President)**

**Michael Goad (Treasurer)**

**Brian Lovinguth (Secretary)**

**Mark Johnson**

**Larry Keith Boone**

**Jack Horgan**

## **Key Staff Members**

**Shanna Nieweg (Executive Director)**

**Andre Parks (Supportive Housing Coordinator)**

**Corrie Petschonek (Chief Financial Officer)**

**Darron Anthony (Maintenance)**

# Financials FYE 2017

HORIZON HOUSING DEVELOPMENT COMPANY  
STATEMENTS OF FINANCIAL POSITION  
June 30, 2017 and 2016

	<u>2017</u>	<u>2016</u>
<b>CURRENT ASSETS</b>		
Cash and cash equivalents	\$ 74,839	\$ 16,477
Accounts receivable	5,270	8,500
Grants receivable	55,816	74,676
Prepaid expenses	<u>27,686</u>	<u>26,799</u>
<b>TOTAL CURRENT ASSETS</b>	163,611	126,452
<b>FIXED ASSETS</b>		
Land	123,378	123,378
Building & Building improvements	1,840,165	1,830,647
Furniture and equipment	98,971	98,970
Vehicle	15,625	15,625
Less: accumulated depreciation	<u>(835,591)</u>	<u>(736,350)</u>
<b>TOTAL FIXED ASSETS</b>	<u>1,242,548</u>	<u>1,332,270</u>
<b>TOTAL ASSETS</b>	<u>\$ 1,406,159</u>	<u>\$ 1,458,722</u>
<b>CURRENT LIABILITIES</b>		
Accounts payable	\$ 4,466	\$ 31,762
Accrued vacation pay	6,422	6,862
Accrued payroll taxes	2,493	525
Security deposits	<u>5,027</u>	<u>5,720</u>
<b>TOTAL CURRENT LIABILITIES</b>	<u>18,408</u>	<u>44,869</u>
<b>TOTAL LIABILITIES</b>	18,408	44,869
<b>NET ASSETS</b>		
Unrestricted	1,387,751	1,413,853
Temporarily restricted	-	-
Permanently restricted	<u>-</u>	<u>-</u>
<b>TOTAL NET ASSETS</b>	<u>1,387,751</u>	<u>1,413,853</u>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<u>\$ 1,406,159</u>	<u>\$ 1,458,722</u>

HORIZON HOUSING DEVELOPMENT COMPANY  
 STATEMENTS OF ACTIVITIES  
 For the years ended June 30, 2017 and 2016

	2017			2016	
	Unrestricted	Temporarily Restricted	Permanently Restricted	Total All Funds	Totals
<u>Support and revenue</u>					
Rent	\$ -	\$ 61,982	\$ -	\$ 61,982	\$ 54,490
Grants - St. Louis Office for Developmental Disability Resources	-	694,028	-	694,028	508,908
Grants - Supportive Housing Program (HUD)	-	-	-	-	161,202
Other income	1,320	-	-	1,320	3,267
<b>Total support and revenue</b>	<b>1,320</b>	<b>756,010</b>	<b>-</b>	<b>757,330</b>	<b>727,867</b>
Net assets released from restriction	756,010	(756,010)	-	-	-
<b>Total</b>	<b>757,330</b>	<b>-</b>	<b>-</b>	<b>757,330</b>	<b>727,867</b>
<u>Program expenses</u>					
Program expense	642,923	-	-	642,923	647,333
<b>Total program expenses</b>	<b>642,923</b>	<b>-</b>	<b>-</b>	<b>642,923</b>	<b>647,333</b>
<u>Support services</u>					
Administration	134,072	-	-	134,072	157,691
Fundraising	6,437	-	-	6,437	6,130
<b>Total support services</b>	<b>140,509</b>	<b>-</b>	<b>-</b>	<b>140,509</b>	<b>163,821</b>
<b>Total expenses</b>	<b>783,432</b>	<b>-</b>	<b>-</b>	<b>783,432</b>	<b>811,154</b>
Change in net assets	(26,102)	-	-	(26,102)	(83,287)
Net assets, beginning of year	1,413,853	-	-	1,413,853	1,497,140
<b>Net assets, end of year</b>	<b>\$ 1,387,751</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,387,751</b>	<b>\$ 1,413,853</b>

HORIZON HOUSING DEVELOPMENT COMPANY  
 STATEMENTS OF CASH FLOWS  
 For the years ended June 30, 2017 and 2016

	<u>2017</u>	<u>2016</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Change in net assets	\$ (26,102)	\$ (83,287)
Adjustments to reconcile changes in net assets to net cash provided by (used in) operating activities:		
Depreciation expense	99,240	98,073
Changes in assets and liabilities:		
(Increase) decrease in accounts receivable	3,230	521
(Increase) decrease in grants receivable	18,860	(20,074)
(Increase) decrease in prepaid expenses	(887)	2,165
Increase (decrease) in accounts payable & accrued expenses	(25,768)	29,209
Increase (decrease) in security deposits	<u>(693)</u>	<u>(264)</u>
Net cash provided by (used in) operating activities	<u>67,880</u>	<u>26,343</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of fixed assets	<u>(9,518)</u>	<u>(53,717)</u>
Net cash provided by (used in) investing activities	<u>(9,518)</u>	<u>(53,717)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
None	<u>-</u>	<u>-</u>
Net cash provided by (used in) financing activities	<u>-</u>	<u>-</u>
Net increase (decrease) in cash and cash equivalents	58,362	(27,374)
Cash and cash equivalents - beginning of year	<u>16,477</u>	<u>43,851</u>
Cash and cash equivalents - end of year	<u><u>\$ 74,839</u></u>	<u><u>\$ 16,477</u></u>