

2014

**Horizon Housing Development
Company APR**



**On behalf of HHDC Board of Directors,
staff and funders, we present our
FY2014 Report
(* July 1, 2013-June 30, 2014)**

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:

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 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 who have 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 53 residents. According to our last annual report to HUD, 17 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 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 and our support, individuals are more likely to establish schedules of daily activities such as sleep, meals and recreation around jobs. When one is homeless, daily activities are often controlled by others.

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 20% 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

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 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

JoAnn Rankins-Cannon (President)

Joseph Thele (Vice President)

Pamela G. Boone (Secretary)

Jack Horgan (Treasurer)

Board Members

Phyllis Jacobson

Diane Brannan

Mark Johnson

Michael Goad

Marsha Sledge-Bryant

Patryce Jackson

Larry Keith Boone

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 2014

Horizon Housing Development Company
Statements of Financial Position
June 30, 2014 & 2013

	2014	2013
Assets		
Current Assets		
Cash and cash equivalents	\$ 114,497	\$ 120,186
Grants receivable	46,882	51,669
Rent receivable, net	4,055	2,751
Prepaid expenses	28,414	25,146
Total Current Assets	<u>193,848</u>	<u>199,752</u>
Fixed Assets		
Land	123,378	123,378
Buildings	1,503,407	1,403,290
Furniture and equipment	81,387	81,387
Vehicles	15,625	15,625
Accumulated depreciation	(553,003)	(482,252)
Total Fixed Assets	<u>1,170,794</u>	<u>1,141,428</u>
Total Assets	<u>\$ 1,364,642</u>	<u>\$ 1,341,180</u>
Liabilities and Net Assets		
Current Liabilities		
Accounts payable and accrued expenses	\$ 5,045	\$ 3,060
Refundable deposits	5,821	5,879
Total Current Liabilities	<u>10,866</u>	<u>8,939</u>
Net Assets		
Unrestricted	1,353,776	1,332,241
Total Net Assets	<u>1,353,776</u>	<u>1,332,241</u>
Total Liabilities and Net Assets	<u>\$ 1,364,642</u>	<u>\$ 1,341,180</u>

Horizon Housing Development Company
Statements of Activities
For the years ended June 30, 2014 & 2013

	2014	2013
Revenues and Support		
Grant from St. Louis Office for Developmental Disability Resources	\$ 509,018	\$ 384,566
Dept. of Housing and Urban Development Supportive Housing Program Grant	160,628	144,167
Rental income	56,330	61,035
Other income	1,253	-
Total Revenues	<u>727,229</u>	<u>589,768</u>
Expenses		
Program expenses	572,445	636,671
Management and general	133,249	101,958
Total Expenses	<u>705,694</u>	<u>738,629</u>
Change in Net Assets	\$ 21,535	\$ (148,861)
Net Assets - Beginning of Year	<u>1,332,241</u>	<u>1,481,102</u>
Net Assets - End of Year	<u>\$ 1,353,776</u>	<u>\$ 1,332,241</u>

Horizon Housing Development Company
Statements of Functional Expenses
For the years ended June 30, 2014 & 2013

	2014			2013		
	Program Services	Management and General	Total	Program Services	Management and General	Total
Salaries	\$ 229,947	\$ 60,893	\$ 290,840	\$ 232,952	\$ 53,478	\$ 286,430
Bad debt expense	577	-	577	968	-	968
Staff development	1,800	2,208	4,008	674	1,950	2,624
Conferences and meetings	220	3,784	4,004	358	2,400	2,758
Employee benefits	38,779	8,420	47,199	33,816	6,183	39,999
Loss on damaged inventory	-	-	-	112,904	-	112,904
Utilities	65,605	4,210	69,815	59,675	4,012	63,687
Equipment rental, repairs and maintenance	56,685	2,422	59,107	43,341	2,773	46,114
Payroll taxes	18,463	10,524	28,987	18,510	3,469	21,979
Professional fees	11,860	25,500	37,360	5,212	12,346	17,558
Insurance	20,973	1,377	22,350	16,326	5,312	21,638
Telephone	10,694	3,578	14,272	11,491	2,455	13,946
Supplies	23,446	2,851	26,297	20,396	1,978	22,374
Security	7,085	762	7,847	8,756	613	9,369
Specific assistance to individuals	12,519	-	12,519	2,554	-	2,554
Travel/mileage	2,608	400	3,008	-	-	-
Board expenses	-	2,147	2,147	-	-	-
Other	433	4,173	4,606	3,599	4,989	8,588
	<u>501,694</u>	<u>133,249</u>	<u>634,943</u>	<u>571,532</u>	<u>101,958</u>	<u>673,490</u>
Depreciation	70,751	-	70,751	65,139	-	65,139
	<u>\$ 572,445</u>	<u>\$ 133,249</u>	<u>\$ 705,694</u>	<u>\$ 636,671</u>	<u>\$ 101,958</u>	<u>\$ 738,629</u>

Horizon Housing Development Company
Statements of Cash Flows
For the years ended June 30, 2014 & 2013

	2014	2013
Cash Flows from Operating Activities:		
Increase (Decrease) in Net Assets	\$ 21,535	\$ (148,861)
Adjustments to reconcile decrease in net assets to net cash (used) provided by operating activities:		
Depreciation	70,751	65,139
Loss on damaged inventory	-	112,987
Changes in assets:		
(Increase) Decrease in grants receivable	4,787	6,006
(Increase) Decrease in rent receivable	(1,304)	(1,273)
(Increase) Decrease in prepaid expenses	(3,268)	(2,513)
Changes in liabilities:		
Increase (Decrease) in accounts payable and accrued expenses	1,985	(4,203)
Increase (Decrease) in refundable deposits	(58)	(424)
Net cash (used) provided by operating activities	<u>94,428</u>	<u>26,858</u>
Cash Flows from Investing Activities:		
Purchase of property and equipment	(100,117)	(29,442)
Net cash (used) provided by investing activities	<u>(100,117)</u>	<u>(29,442)</u>
Net increase (decrease) in cash	\$ (5,689)	\$ (2,584)
Cash and Equivalents, Beginning of Year	<u>120,186</u>	<u>122,770</u>
Cash and Equivalents, End of Year	<u>\$ 114,497</u>	<u>\$ 120,186</u>
Noncash Investing and Financing Activities:		
None		