



**HORIZON HOUSING  
FOUNDATION**

# 20

**ANNUAL REPORT**

Horizon Housing Foundation provides safe, affordable housing for families and seniors. We support them through programs that promote economic self-sufficiency and improve their quality of life.

# LETTER FROM THE EXECUTIVE DIRECTOR

At Horizon Housing Foundation we knew 2020 was going to be a little different than past years, but we didn't know it would go like this.

The change HHF was braced for was the retirement of Tim Barry as our Executive Director. Tim had spent the last 13 years expanding the number of LIHTC properties Horizon Housing Foundation serves from 4 to over 150 and improving the quality of services along the way. I was honored the HHF Board selected me to lead the organization into its next chapter. It will be challenging to live up to his precedent, but because of the knowledge he shared over the years about affordable housing, the importance of pairing supportive services, organizational operations, and most importantly how to treat employees and those we're serving I can build upon what he has built and improve our ability to bring impactful services to residents living in affordable housing.

Then a few months into 2020 we quickly realized we had to put some of our plans of growth on hold as a global pandemic began. The COVID-19 pandemic magnified existing unmet needs and created new ones from medical and public health, to economic uncertainty, to insecurities of even basic needs, like food and housing, and the most vulnerable populations have been disproportionately impacted. HHF had to make a quick pivot to try to safely and creatively address those needs for our residents.

At the same time our country attempted to adapt to life with COVID 19, more people than ever stood up to say we will not just accept inequities in society and to say that Black Lives Matter. At our core, Horizon Housing Foundation knows that when everyone in society is treated justly, with dignity, and with respect regardless of race, religion, sexual orientation, or where you live is when we will see significant growth as a nation. Since Horizon Housing Foundation's inception as a non-profit, we have strived to address inequities by pairing safe, high-quality, affordable housing with meaningful services that help residents with immediate needs and serve as a catalyst for long-lasting positive changes in the trajectory of residents' lives.

While 2020 wasn't the year anyone expected it forced Horizon Housing Foundation to improve the way we deliver services to residents, jump-start some amazing service partnerships, and put even more thought into how the services we are providing can impact residents' lives in the short and long term. These lessons will lead to our successful growth of HHF and the communities we serve for years to come.



**Daniel Lee**  
Executive Director

<b>2020 BOARD OF DIRECTORS</b>	Beth Bartolotta.....	St. Francis of Assisi School
	Ailce Duarte-Fletcher.....	Delmar Gardens
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	Juliet Simone.....	Oasis Institute
	Ann Sutter (President).....	Congruence Talent Solutions
	<b>STAFF</b>	Daniel Lee.....
Micki Biedscheid.....		Director of Scholarships and Operations
Noel McKay.....		Director of Social Services

# WHAT DOES HORIZON HOUSING FOUNDATION DO?

Horizon Housing Foundation is celebrating our 20th year of supporting low income communities. At Horizon, our drive is to make a difference in the lives of families and individuals living in affordable housing.

We work with developers during the planning phase, property management teams during lease-up, and residents once they move in, to coordinate services that are tailored to meet each community's needs. These services focus on health, education, and financial well-being, supporting residents where they need the help and bringing stability to a property's operations.

Horizon has been providing services for Low Income Housing Tax Credit residents since 2000. We support families, seniors, veterans, and residents with special needs in rural and urban communities across the country.

With all of the changes the world has endured HHF managed to still help bring a smile to our residents' faces and ease some of the challenges 2020 brought.

## HORIZON HELPS TO:



## EDUCATION

Horizon provides kids with the resources they need to learn, such as quality books, new backpacks and school supplies, and on-site computer labs and libraries. We bring in tutors to help with homework and reading. We connect children to quality after-school and summer programs to help them strengthen their literacy, math, and science skills.

Because we know that education doesn't stop after childhood and want to encourage all residents to become life-long learners, we expanded our reach beyond school aged residents. For adults, we bring in financial education, career development workshops, and computer classes, so that everyone can be ready to succeed and thrive.

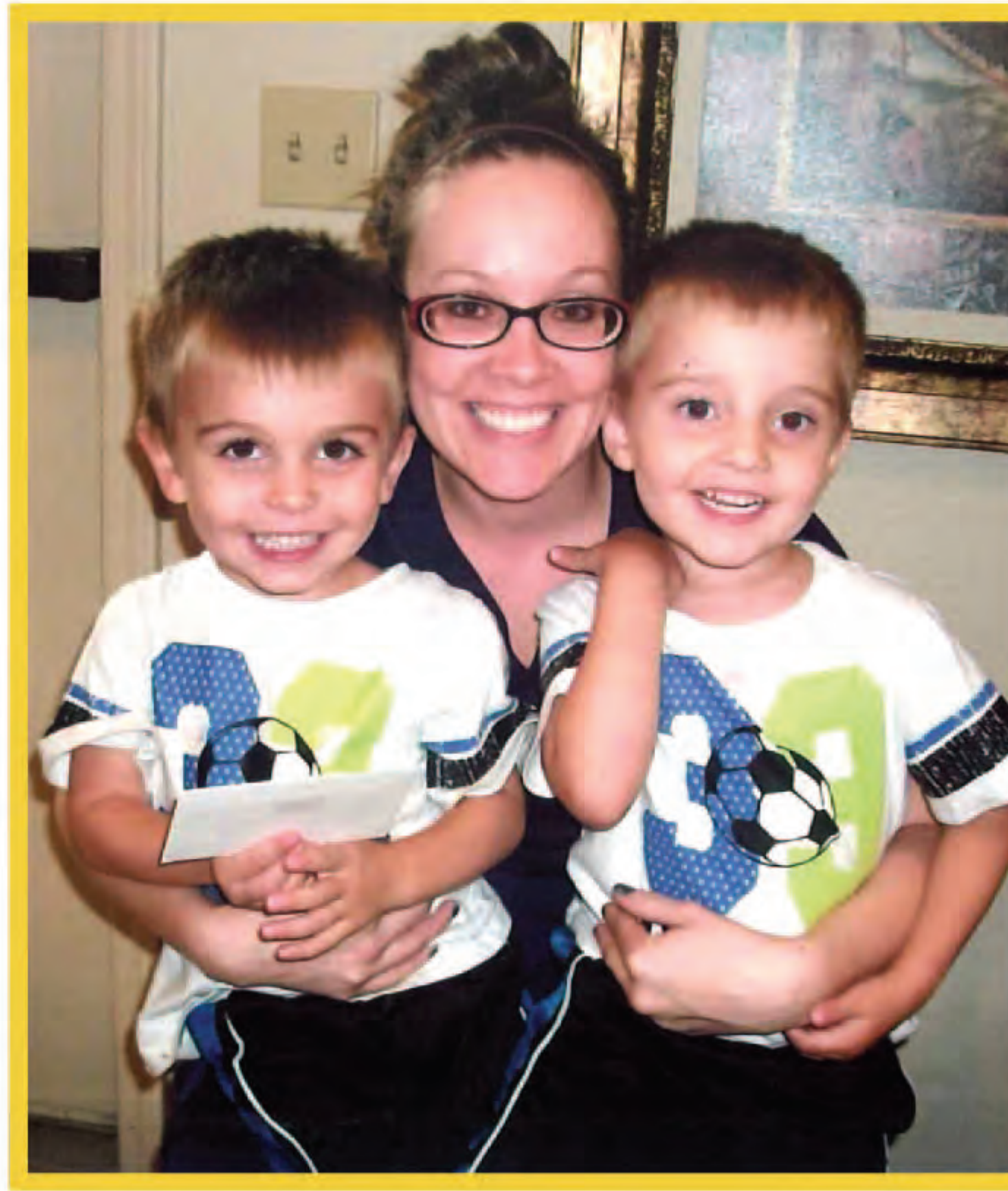
- 7** AFTER SCHOOL & SUMMER PROGRAMS
- 1** READING CLASS FOR YOUTH
- 80** TUTORING HOURS
- 1,063** BACKPACKS WITH SCHOOL SUPPLIES
- 5,062** NEW BOOKS FOR KIDS
- 576** ACTIVITY KITS FOR KIDS
- 168** WINTER COATS FOR KIDS
- 30** COMPUTER EDUCATION CLASSES

## SCHOLARSHIP PROGRAM

As the cost of higher education continues to rise, Horizon's scholarships help make college affordable and attainable for residents of Horizon-affiliated properties. The scholarship allows students to attend any 4-year accredited college, an accredited community college, or an accredited vocational/technical school. We commit up to four years of support, so residents know they can count on us from start to finish.

**28** ACTIVE SCHOLARSHIPS IN 2020





## BUILDING COMMUNITY

At Horizon we know how important our services are when it comes to bringing neighbors together. While we couldn't meet face-to-face, we found new ways to connect by delivering monthly food boxes, meal kits and monthly COVID-19 essential kits for residents. These new ways of connecting with one another while social distancing have taught us that we need one another now more than ever.

Our collective actions allowed us to continue to strengthen our communities and create a better life for all residents. We know that building strong communities allows us to accomplish together what we cannot achieve alone.

When we come together as neighbors, we help to build a true sense of stability and togetherness, which leads to healthier residents and healthier communities.

- 2** ESTABLISHED LIBRARIES
- 5** COMMUNITY GARDENS
- 12** BACK-TO-SCHOOL CELEBRATIONS
- 68** COMMUNITY EVENTS
- 90** ART CLASSES FOR SENIORS

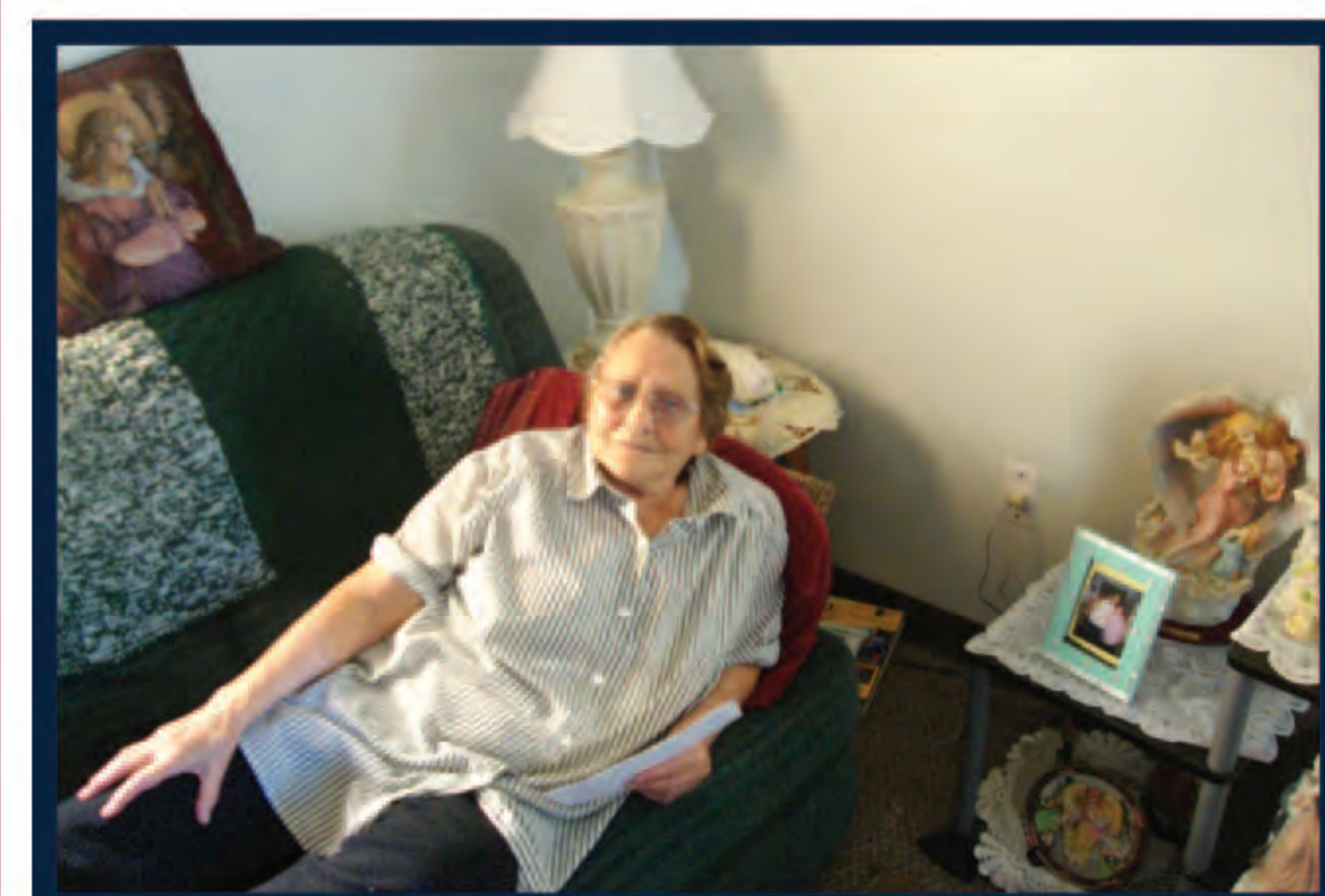


## HEALTH & WELLNESS

This year, because of an unexpected pandemic, we were all forced to adjust how we live our lives. This adjustment also forced Horizon to change in how we support health and wellness programs and engage with one another. Social distancing required everyone to communicate and connect in new and creative ways.

Instead of weekly exercise programs, we pivoted our efforts and began to offer healthy food boxes, arts and craft kits, COVID-19 essential kits, and virtual support groups to help residents stay healthy, connected and independent while they sheltered in place. Horizon works hard to help each and every resident stay healthy and well.

- 8,626** FOOD SHARES
- 6,722** MEALS
- 3,202** KITS OF ESSENTIAL SUPPLIES
- 1,611** ACTIVITIES OR BOOKS FOR SENIORS



## PROGRAM HIGHLIGHT: NEW BACKPACKS IN COLORADO

Even during these uncertain times, kids need to be ready to learn. And especially during these times, a relatively small gesture can go a long way. We received this message from a service coordinator in Colorado who was helping distribute backpacks from Horizon.

“I just had a young kid going into first grade come pick up his backpack. He was so excited to get the army colored one. I asked him if he wanted some popsicles that I had in the freezer. He said yes, and his mom took his backpack to hold. He grabbed the popsicles, then switched with her right away. He held his backpack so tight the entire time he was at the clubhouse, and was jumping around. He was so excited, you could tell he was smiling so big even through his mask.”

## PROGRAM HIGHLIGHT: SENIORS FINDING A CREATIVE OUTLET

In Eldon, Missouri, a local artist is making painting kits for senior residents who usually attend her art classes in person. She cuts designs out of wood and provides paints and a template for ideas, and residents get to complete these projects in the safety of their own homes. While not the same as getting to share the experience in a social setting, this program helps isolated seniors to have a creative outlet and to still feel connected and cared about during this time.

## PROGRAM HIGHLIGHT: FRESH FOOD DELIVERIES IN KANSAS CITY

To start this spring, Horizon was working with our new partner The Kansas City Food Hub to begin to bring fresh, local food to a number of residents and to build a partnership structure that we could expand upon the following year. However, as the pandemic began to change and intensify needs, both organizations agreed to accelerate the partnership. Horizon worked to contact and on-board more area properties, while the Food Hub expanded its network of local farmers and worked to build out its delivery infrastructure. Starting in April, residents at nine area properties began receiving monthly shares of fresh, local food directly to their door. Our hope is that this food supports their health, eases their financial burden, decreases their need to visit a grocery store, and helps them to feel supported and cared about during this time.

# COMMUNITY VOICES

“Being challenged by Horizon Housing Foundation to help our residents during this worldwide pandemic, we began planning the first, of many, essential package deliveries to residents in the St. Louis Metropolitan area. At the time grocery stores could not keep up with the demands of the public, and we knew exactly what our residents needed...food. I will admit, after purchasing, packaging, and transporting 580 bags of groceries, we were beyond exhausted! Then the calls came in...and the “Thank You” cards arrived. We were not prepared for the heart-felt response from our residents, and had no idea how impactful it was at the time. The positive reactions of our residents have just fueled us to do more.

Since then, we have coordinated other essential packages, including everything from face masks and hand sanitizer, to laundry supplies, and books. As the pandemic continues, and our residents are forced to deal with the ‘new normal’ we are committed to continue providing essential supplies to our residents.”

Patty Riney

Avonlea Senior Living, Green Gables Senior Living, Queensbrook Senior Living,  
West Clay Senior Living, & Falcons Way Townhomes



Shymiria T. is a proud future educator. She wants her life goals and educational pursuits to be a testament to those who feel bound by poverty. She pursued a Masters Degree in Elementary Education at Grand Canyon University.

Shymiria wants her students to know that, “Where your life STARTS does not have to dictate where it ENDS! I promise to always bring out the best in our future leaders.”

Shymiria; December 2020 Graduate

# 2020 PROPERTY LIST

## CALIFORNIA

1717 S. Street  
Kawana Springs Apartments

## COLORADO

101 Broadway  
Arroyo Village  
Brandon Courtyard Apartments  
Broadway Lofts  
Centennial Park Apartments  
Copper Peak Apartments  
Crisman Apartments  
Heritage at Church Ranch  
Lumien at Fitzsimons  
Meadows at Montbello  
Palo Park Community  
The Edge I & II  
Traditions at Colorado Springs  
Village at Westerly Creek III  
Windmill Ranch Apartments  
Windsor Meadows Phase II

## GEORGIA

15th Street Development  
Abbington at Linwood  
Abbington Trail  
Abernathy Tower  
The Adrian  
Allen Wilson III  
Anthem  
Ash Branch  
Ashleigh Place  
Ashley House  
Ashton Lenox  
Betmar Village  
Brentwood Place Apartments  
Brentwood Senior  
Briarcliff Summit Apartments  
Brightstone Apartments  
City Lights I  
Columbia Mill Apartments  
Commons at Imperial  
Cottages at Arbor Pointe III/Baker  
Crest at Edinburgh Apartments  
Cumberland Oaks Apartments  
Decatur East  
Dogwood Trail  
Elijay East Apartments  
Enclave at Depot Park  
Flats at Mt. Zion  
Flats at Sam Lane  
Flipper Temple Apartments  
Forrest Hills  
Freedom Heights  
Greystone Apartments  
Hand Trading Company  
Harbor Square  
Hardin Terrace  
Hawkinsville  
Heritage at McDonough Apartments  
Hollie Grove  
Hunt School Village  
Juniper & 10th High Rise  
Lakeview Gardens

Lenox Summitt  
Liberty Place  
Linwood Westlake  
Maggie Capitol  
Manor at Indian Creek II  
Maplewood Park Apartments  
Meadow Lane  
Mechanicsville Cityside  
Melrose Homes Redevelopment  
Meredith Park  
Oak Forest  
Oliver House  
Panola Gardens  
Park Trace Apartments  
Park West  
Parkside at Quarry Yards  
Pecan Chase  
Phoenix House Apartments  
Providence at Cascade  
Redland Creek  
Reserve at Hampton  
Reynoldstown Senior  
Richmond Villas  
Sawgrass Cove  
Shoal Creek Manor  
Sister's Court  
SNAP I, II, & III  
Stanton Oaks  
Station 464  
Summit Hill  
Sumter Street Station  
Sustainable Fellwood Phase II & III  
Swift Creek Apartments  
Telfair Arms  
The Remington  
Tindall Fields III  
Tindall Senior Towers  
Three Rivers Garden Apartments  
Trinity Walk I, II, & III  
Village at Blackshear  
Vinings at Oxford  
Waring Apartments  
Wheat Street Towers  
White Circle II & III  
Willingham Village  
Windwood Villas  
Woodlawn Terrace Apartments  
Woodstone Apartments II

## HAWAII

Kapolei Mixed Use Development  
Phase II  
Kapuna One Apartments  
Kunia Villages  
Mohouli Senior III  
Nohona Hale  
Villages of Moa'e Ku Phase III  
Waipahu Hall

## MISSOURI

Adam's Park Apartments  
Avonlea Senior  
Beacon Park Townhomes  
Berkeley Manor

Blair Homes  
Boone Point  
Brookside Senior  
Bryant Walkway I & II  
Callyn Heights  
Catalpa Tree Apartments\*  
Cedar Tree Apartments\*  
Cedar Valley Apartments  
Center Apartments\*  
Chatham Senior Apartments  
Chloe Place  
Clay Terrace Apartments I & II  
DeSales Impact  
DeSales Preservation  
Eads Square  
East Fox Homes  
Edenton Ridge Apartments  
Eliot School  
Elmwood Estates\*  
Etzel Place V  
Fairview Village  
Falcons Way Townhomes  
Fox Manor  
Freedom Place  
Friendship Manor  
Frisco Lofts  
Gotham Apartments  
Grand Blvd Lofts  
Green Gables Phase II  
Hampshire Landing I & II  
Heritage House  
Heritage Senior Apartments  
Hillsdale Homes  
House Springs Apartments  
Hyde Park South  
Hyde Park Village  
Katy Trail Estates  
Kemper Village Homes  
Kirksville Heights  
Lemay Homes  
Lemay Manor I & II  
Mount Washington  
Nathaniel Rivers Place  
North Creek Apartments  
North Webster Village  
Oak Tower  
Orchard View Apartments  
Park Village  
Parkwood Senior Apartments  
Patriot Place  
Phil B Curls Manor  
Poplar Bluff Villas  
Queensbrooke Village  
Richardson Ridge Villas  
Ridgeway Villas  
Rose Hill Townhomes  
Rosie Shields Manor  
Saints Street Apartments  
Salvation Army Veterans Residence  
Scott Manor  
Spring Village Senior  
Station Plaza  
Stuart Parker & Paquin Tower  
Summit Grove Senior Apartments  
Talia Apartments  
The Lane

Union Sarah  
West Clay  
Willow Creek Senior Apartments

## NEBRASKA

Adams Park Crown I  
Belohlavy Estates  
Canterbury Estates  
CenterPoint Campus of Hope  
Columbus Hospital Apartments  
Eagle Heights  
Garage Lofts  
Hidden Brook Townhomes  
Horizon Estates  
Jefferson Estates  
Laurelbrooke Estates  
McCoy Meadows  
Nebraska City Senior Patio Homes  
Nobility Point  
Ohio 36  
Onyx Apartments of Aksarben  
Osborne View Estates  
Skyline Apartments  
Wisner Crown

## OKLAHOMA

Aldridge Senior Apartments  
Apple Ridge III  
Berryhill Apartments  
Community Place Apartments  
Eagle Flats  
Forest Ridge Heights  
Heritage Park Homes III  
Magnolia Ridge  
Oakland Estates  
Prarie Edge  
Route 66 Landing  
Stillwater Springs  
Surrey Hills  
Windhaven III & IV

## WISCONSIN

A JAX II  
Barrington Apartments  
Clifford Lund  
Englewood Apartments  
Regina Hill Senior

\*General Partner