



2021

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

The focus of 2021 at Horizon Housing Foundation (HHF) was to grow from the challenging year of 2020 and we succeeded. HHF expanded the social service team, delivered more supportive services than ever before, and had the largest single year growth in new properties.

After numerous years of steadily growing our portfolio, we recognized it was time to grow our staff to ensure that we were delivering the highest level of supportive services and meeting the needs of the residents we serve. As a result, HHF added three social service coordinators to focus on the properties in their respective regions and establish service partners in those areas to make certain we were coordinating the best services possible.

The growth of the organization has allowed HHF to improve and increase the services provided to the residents. During 2020, many of our in-person services were put on hold when the pandemic hit. However, in 2021, HHF, the residents, property managers and service partners were all excited to embrace resident programs again, leading to the largest number of properties and residents served since our inception. A few services that we are especially proud of include: 2,400 backpacks filled with school supplies provided to school age children, 2,904 fresh food boxes to help with food insecurity and 122 senior exercise classes. During 2021, we also had our largest single year increase in the number of educational scholarships recipients. HHF awarded 31 scholarships providing young students and adults the opportunity to attend a traditional or trade school to improve their future.

The need for high quality and safe affordable housing was already high across the country, but the pandemic magnified the need. HHF is an integral part in addressing this growing problem by expanding our investment into more affordable housing properties than ever before. In 2021, Horizon partnered with more than 40 new properties across the country. In the coming years, HHF will bring meaningful services that support residents with immediate needs and serve as a catalyst for long-lasting positive changes in the trajectory of their lives. Additionally and thanks to the 4% LIHTC rate fix and the latest infrastructure bill which increased the funding for more affordable housing and LIHTC deals nationwide, HHF is excited to be a part of the next wave of affordable housing that is on the way.

While 2021 had some ups and downs, it certainly had more ups than downs at Horizon Housing Foundation. We are tremendously proud of our accomplishments and growth in 2021 and enthusiastically entering 2022.


Daniel Lee
Executive Director

2021 BOARD OF DIRECTORS

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Noel McKay.....	Director of Social Services
Eboney Carroll.....	Social Service Coordinator
Joy Kuhlo.....	Social Service Coordinator
Audrey Manners.....	Social Service Coordinator



Horizon Housing Foundation is celebrating our 21st 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 assistance 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. We bring in tutors to help with homework and reading. We connect children to quality programs after school and during the summer to help them strengthen their literacy, math and science skills.

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

As the cost of higher education continues to rise, Horizon's scholarships help make college affordable and attainable for all residents of Horizon-affiliated properties, regardless of age. 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.

HEALTH & WELLNESS

Good nutrition is more than just having access to food, it's having access to healthy food. We worked with various partners to make sure that we could continue to support residents with healthy food options and "self-love" options.

We continue to support residents with arts & crafts kits and essential kits to keep them well. We also continue to provide healthy food boxes to ensure that their cupboards stay full with fresh and healthy food options.

As we have transformed our thoughts on how to deliver purposeful programs, we actually found more creative ways to ensure that our core efforts were strengthened as we helped build a sense of stability and togetherness, which leads to healthier mind, body and spirit.

BUILDING COMMUNITY

We know relationships matter and we know how important it is to build and nurture relationships that give us a true sense of belonging. At Horizon, we pay close attention to how our services can bring neighbors together, and how we can help to build a sense of community at the properties we serve. We continue to look for new ways of connecting with one another, while continuing to adhere to the social distancing guidelines.

We have learned that social distancing really brought us closer together. From smaller gatherings to essential kit giveaways we formed deeper more meaningful connections. We know that when neighbors get the chance to know and care for each other it leads to healthier residents and stronger communities.



2,744 BACKPACKS WITH SCHOOL SUPPLIES
1,287 ACTIVITY KITS FOR KIDS
875 BOOKS FOR KIDS
2 ON-SITE SUMMER PROGRAMS
2 ON-SITE AFTER SCHOOL PROGRAMS
25 SUMMER CAMP SPONSORSHIPS
31 ACTIVE SCHOLARSHIPS



8,840 FOOD SHARES
4,574 HOT MEALS
2,735 KITS OF ESSENTIAL SUPPLIES
340 SENIOR EXERCISE CLASSES
30 VIRTUAL EXERCISE CLASSES
109 HEALTH & WELLNESS SESSIONS
6 HEALTHY COOKING CLASSES
492 WINTER COATS



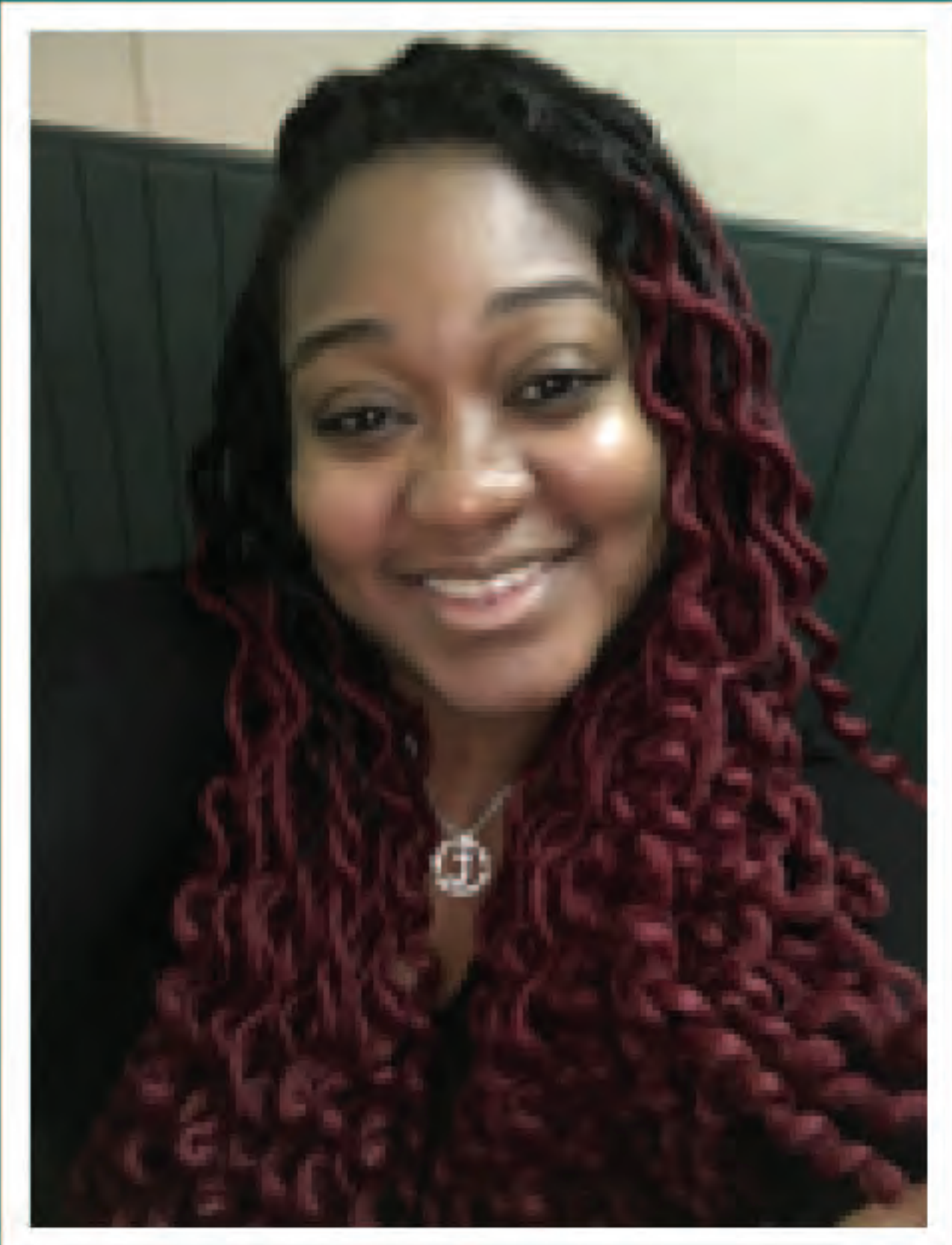
1,023 ACTIVITIES OR BOOKS FOR SENIORS
60 COMMUNITY EVENTS
13 COMMUNITY GARDENS
52 SENIOR ART CLASSES
87 YMCA OR REC CENTER MEMBERSHIPS

COMMUNITY VOICES

“

I knew that my life needed to change and I took one step in the right direction. I chose to continue my education, however that would not have been possible if it was not for the Horizon Scholarship. I am now on the path to completing my teaching certification. Being able to serve and provide value to the community in which I live is a golden opportunity that I am grateful for. I am honored to receive recognition and am proud to be a recipient. Don't allow your current situation to become your final destination. This scholarship has assisted me with being able to rewrite my story, fulfill my purpose, and help me bring healing to the world.

”



Jamaica S.
Scholarship Recipient

“

The Ageless Grace and Tai Chi classes are beneficial in helping me to maintain a healthy mind, body, and spirit. The mental part helps with the recall of current and past information, and to relax. The physical part strengthens my bones and my posture, improves my balance, helps with blood circulation and muscle tone, and aids in maintaining consistent weight.

Exercise keeps me focused, and makes me feel good mentally, physically, and spiritually.

”



Patrice M.
Resident of Panola Gardens



PROGRAM HIGHLIGHTS

CREATING CUSTOM KITS TO SAFELY MEET RESIDENT NEEDS

With in-person gatherings stalled during COVID, Horizon wanted to discover new ways of connecting with and supporting residents. To do this, we had to get creative! One solution was found in custom-tailored kits. The content of each kit is customized to support the needs a property identifies. HHF partnered with a local non-profit, Warren County Sheltered Workshop Inc. which employs adults with disabilities. HHF was happy to find not only a local partner but one with a social service mission too. After the kits are assembled by the WCSW team, they are shipped directly to a property's leasing office. There, they can be distributed to residents in a socially distant manner.

Our first successful order offered 100 wellness kits to Clifford Lund, a senior housing property in Wisconsin. One resident shared, "I would really like to say thank you. It was very thoughtful at a time like this and much appreciated. I love the back scratcher and word find book. Keep up the great work!" Moving forward, we would like to offer disaster preparedness kits, household essential kits, or move-in kits for families transitioning into new homes.



STEAM LEARNING KITS THROUGH GREEN KID CRAFTS

The COVID pandemic drastically impacted the ways in which youth live and learn. With in-person classes and extracurriculars on hold, kids were foregoing important experiential and hands-on learning opportunities. Horizon wanted to reach our resident youth with a fun program where they could learn and create. Horizon partnered with award-winning Green Kid Crafts. GKC boxes are age-specific and focus on STEAM projects that support key developmental skills. Horizon supported 17 properties spanning 5 states with nearly 1,100 activity boxes! We offered this program at the beginning of summer to help youth and families stay engaged in learning at the conclusion of their academic year. We hope to make this an annual outreach effort.



LEMAY MANOR TUTORING PROGRAM

Horizon Housing Foundation has collaborated with Oasis Tutoring and Crosspoint Church to host after-school tutoring for the residents of Lemay Manor Apartments. The children are provided with afternoon snacks and, together with a volunteer tutor, work through the Oasis curriculum. The dedicated volunteers from Crosspoint Church have been trained by Oasis Tutoring on their curriculum to best promote literacy and learning. Providing accessible, free educational support for their residents has strengthened the Lemay Manor community and encourages children to continue building their skills.

COMMUNITY HEALTH FAIR

If there's one thing that COVID has taught us, it's that health is wealth. The Phoenix House, a special needs property in Atlanta, hosted a wellness fair that incorporated aspects to help residents with behavioral health diagnoses stay connected to their communities, and receive the services and support they need. Information provided included COVID tests and vaccinations to interested participants, HIV and AIDS testing and information, mental health and general health service provider introductions, pharmacy services to include delivery services, and heart health information and resources. Participants walked away with free groceries, nutritional information, and a handful of resources. Phoenix House also incorporated a painting station for art therapy and relaxation. Having the info on-site for residents promoted community integration and socialization and provided invaluable information.



2021 PROPERTY LIST

CALIFORNIA

1717 S. Street
Kawana Springs

COLORADO

Angler's 400
Arroyo Village Apartments
Brandon Courtyard Apartments
Broadway Lofts
Centennial Park Apartments
Church Ranch
Colfax
Copper Peak Apartments
Crisman Apartments
The Edge I & II
Exponent
Heritage at Church Ranch
Lumien @ Fitzsimmons
Meadows at Montbello
Oak 140
Palo Park Community
The Quayle
Rhonda's Place
Traditions at Colorado Springs
Village at Westerly Creek III
Windmill Ranch
Windsor Meadows Apartments II

GEORGIA

15th Street Development Phase 3
Abbingdon at Galleria Mall
Abbingdon at Linwood
Abbingdon Trail
Abernathy Tower
The Adrian
Allen Wilson III
Anthem
Anthem at Riverside II
Arbours at Covington
Ash Branch Manor
Ashleigh Place Apartments
Ashley House Apartments
Ashton Lenox
Betmar Village
Brentwood Place Apartments
Brentwood Senior
Briarcliff Summit Apartments
Brightstone Apartments
City Lights Seniors
Columbia Mill Apartments
Columbia Village
Commons at Imperial Hotel
Cottages at Arbor Pointe
Crest at Edinburgh
Cumberland Oaks Apartments
Decatur East
Dogwood Trail Apartments
Ellijay East Apartments
Enclave at Depot Park
Flats at Mt. Zion
Flats at Sam Lane
Flipper Temple Apartments
Forrest Hills
Freedom Heights Apartments
Greystone Apartments
Hand Trading Company
Harbor Square
Hardin Terrace
Hawkinsville
Heritage at McDonough Apartments

Highland Terrace Phase II
Hollie Grove
Hunt School Village
Juniper & 10th High Rise
Lakeview Gardens
Lenox Summitt
Linwood Westlake
Maggie Capitol
Manor at Indian Creek II
Maplewood Park Apartments
Mechanicsville Cityside
Melrose Homes Redevelopment
Meredith Park
Mill Village
Northside Senior Village
Oak Forest
Ogeechee Place
Oliver House
Panola Gardens
Park Trace Apartments
Park West
Parkside at Quarry Yards
Pecan Chase II
Phoenix House Apartments
Providence at Cascade
Redland Creek
The Remington
Reserve at Hampton
Reynoldstown Senior
Richmond Villas Apartments
Riverwood Townhomes
Royal Oaks
Sawgrass Cove
Shoal Creek Manor
Sister's Court
SNAP Apartments I, II, & III
Spring Grove Apartments
Stanton Oaks
Stanton Park Apartments
Station 464
Summit Hill
Sumter Street Station
Sustainable Fellwood Phase II & III
Swift Creek Apartments
Symphony at Lakewood
Tall Pines Apartments
Telfair Arms
Three Rivers Garden Apartments
Tindall Fields III
Tindall Senior Towers
Trinity Walk Phase I, II, & III
Village at Blackshear
Villas at Mt. Zion
Vinings at Oxford
Walton Ridenour Apartments
Waring Apartments
Wheat Street Towers
White Circle II & III
Willingham Village
Windwood Villas
Woodlawn Terrace Apartments II
Woodstone Apartments

HAWAII

Hale Moena Ohana
Kapuna One Apartments
Kunia Villages
Mohouli Senior III
Nohona Hale
Villages of Moa'e Ku Phase III
Waipahu Hall Elderly

MISSOURI

Adam's Park Apartments
Avonlea Senior Living
Beacon Park Townhomes
Berkeley Manor
Blair Homes
Boone Point
Brookside Senior
Bryant Walkway Apartments I & II
Callyn Heights Apartments
Cedar Valley Apartments
Chatham Senior Apartments
Chloe Place
Clay Terrace Apartments I & II
DeSales Impact
DeSales Preservation
Eads Square Apartments
East Fox Homes
Edenton Ridge Apartments
Eliot School
Etzel Place V
Falcons Way Townhomes
Fox Manor
Freedom Place
Friendship Manor
Frisco Lofts
Gotham Apartments
Grand Boulevard Lofts
Green Gables II
Hampshire Landing I & II
Heritage House
Heritage Senior Apartments
Hillsdale Homes
Hyde Park South
Hyde Park Village
Katy Trail Estates
Kemper Village
Kirksville Heights Apartments
The Lane
Lemay Homes
Lemay Manor I & II
Mount Washington
Nathaniel Rivers Place
North Creek Apartments
North Webster Village
Oak Tower
Park Village
Parkwood Senior Apartments
Patriot Place
Philip 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 Residences
Scott Manor
Spring Village Senior
Station Plaza
Stuart Parker & Paquin Tower
Talia Apartments
Union Sarah
West Clay

NEBRASKA

2215 Q Street
Adams Park Crown I
Belohlavy Estates
Bethlehem House
Canterbury Estates
CenterPointe Campus of Hope
Columbus Hospital Apartments
Eagle Heights
Fremont Northside Townhomes
Garage Lofts
Gatewood Village Apartments
Hidden Brook Townhomes
Horizon Estates
Jefferson Estates
Laurelbrooke Estates
Marvely Manor
McCoy Meadows
Nebraska City Senior Patio Homes
Nobility Point
Ohio 36
Onyx Apartments of Aksarben
Osborne View Estates
The Row Fremont
Skyline Apartments
Villa Rows
Wisner Crown

OKLAHOMA

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

SOUTH CAROLINA

Assembly II
Clinton Manor
Friendship Court
Hickory Heights & Oakland Apartments
James Lewis Jr. Eastside Apartments
Killian Terrace
Newberry Arms
The Park at Blythewood
The Refinery
Waterford Pointe
Waters at Oakbrook

WISCONSIN

AJAX II
Barrington Apartments
Bayview Townhomes
Englewood Barrington
Regina Hill Senior