



2024

ANNUAL REPORT



LETTER FROM THE EXECUTIVE DIRECTOR

As we reflect on another transformative year, we are grateful for your unwavering support, trust, and shared vision. This year, more than ever, has shown us the power of collaboration and the incredible impact we can achieve together.

Your partnership has been instrumental in driving our mission forward. Whether through your generous contributions, thoughtful insights, or active engagement, you have played a vital role in helping us reach milestones we once only dreamed of achieving.

Together, we've broken all of our previous records in resident services, launched groundbreaking initiatives, and explored serving residents in new creative ways to ensure we continue to meet their needs. Each of these successes is a testament to the collective effort, resilience, and passion of every staff member, board member, service partner and the people in communities we serve.

This year, we have also faced challenges, but by remaining mission-focused and sticking to our core values, we have continued learning new lessons and achieving successful breakthroughs. Partners like you remind us every day that we are not alone in this journey.

As we look to the future, we are excited about the possibilities that lie ahead. We are confident that with your continued partnership, we will not only meet new challenges but also create opportunities that leave a lasting legacy in affordable housing and those residents that live there.

From all of us at Horizon Housing Foundation, thank you for walking this path with us. You are not just our partners—you are our champions, and your impact resonates far beyond what words can convey.

Here's to another year of shared purpose, meaningful progress, and transformational change.



Daniel Lee
Executive Director

2024 BOARD MEMBERS

Sarah Buchheit.....U.S. Bancorp Impact Finance
Stephanie Co.....Preservation of Affordable Housing
Gina DiMartino.....Stifel Public Finance
Amy Dittman.....Plus One an Optum Company
Ailce Duarte-Fletcher.....Community Leader
Kevin McKinney *Board President*.....SLACO
Patricia Riney.....Pioneer Property Management
Patrick Sablich.....Wells Fargo
Juliet Simone.....Oasis Institute

STAFF

Daniel Lee.....Executive Director
Micki Biedscheid.... Director of Scholarships & Operations
Noel McKay.....Director of Social Services
Eboney Carroll.....Social Services Portfolio Manager
Audrey Fishbaugher.....Social Services Portfolio Manager
Jayden Gregory.....Social Services Portfolio Manager
Audrey Manners Smith...Social Services Portfolio Manager
Desiree Wordlaw.....Social Services Portfolio Manager

BUILDING COMMUNITY

Relationships matter! We know that when neighbors get the chance to know and care for each other it leads to healthier residents and stronger communities. We stress the importance of building, nurturing, and honoring 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. Annually, we help to support community speakers, holiday luncheons, health fairs, back-to-school events, and community give-a-ways. All of these examples help to nurture communities where all individuals and families achieve their human potential.

27 BACK TO SCHOOL EVENTS
141 WINTER HOLIDAY EVENTS
200 COMMUNITY EVENTS

HORIZON HOUSING FOUNDATION WHAT WE DO

Horizon Housing Foundation is celebrating our 24th 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.

BAYVIEW

New Bayview resident Precious S. and her family getting a first look at their new home. Bayview Foundation stated "With Horizon Housing Foundation's support, new families have arrived to find welcome baskets filled with cleaning and household supplies. They also received binders with complete information on maintaining their unit."



PALO PARK

Palo Park Apartments in Colorado invited their families to attend a Family Focused Cooking Class with Chef Elizabeth of Compassionate Child Whisperer. This collaborative cooking class allowed parents to connect with their children through an everyday activity by making it family based and a new learning experience. Chef Elizabeth showcased how cooking at home with your children or family can become a traditional activity to spend time together, talk and learn new things.

- 1 FURNISHINGS FOR FORMERLY HOMELESS RESIDENTS
- 2 RURAL TRANSPORTATION SERVICES
- 9 CAREER DEVELOPMENT CLASSES
- 10 COMPUTER CLASSES
- 10 COMPUTERS FOR RESIDENT USE
- 10 FINANCIAL EDUCATION WORKSHOPS
- 230 MOVE IN KITS
- 257 RESIDENTS ENROLLED IN RENT REPORTING

HEALTH & WELLNESS

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

We support residents with arts and 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. This support empowers residents to improve and maintain their overall health and well-being through healthy lifestyle choices.

We look for new and creative ways to ensure that our core efforts are strengthened as we help build a sense of stability and togetherness, which leads to healthier mind, body, and spirit.

- 5 WALKING CLUBS
- 14 HEALTHCARE INFORMATION SESSIONS
- 19 COMMUNITY GARDENS
- 30 COOKING CLASSES
- 32 ONSITE FOOD PANTRY RESTOCKS
- 203 ESSENTIAL SUPPLIES KITS
- 214 HEALTHCARE PROFESSIONAL WELLNESS VISITS
- 312 EMERGENCY PREPAREDNESS KITS
- 354 HEALTH & WELLNESS CLASSES
- 1,302 SENIOR EXERCISE CLASSES
- 2,398 WINTER COATS
- 2,448 PREPARED MEALS
- 11,529 FOOD SHARES



ASH BRANCH MANOR

Residents at Ash Branch Manor Apartments in Pembroke, GA enjoy a weekly ZUMBA exercise class conducted by local instructor Katie Da Silva. ZUMBA is a great way to have fun while staying active!

AVONLEA

This year, Horizon worked with the MU Extension Office of St. Louis County to bring the Dining with Diabetes series to Avonlea Senior Living. Dining With Diabetes is a 4-week program that helps participants build cooking skills while learning strategies to better manage weight and prevent or delay complications with diabetes. Residents said that the classes taught them a lot about using healthier ingredients in their recipes and they even planned a potluck where they all brought recipes they learned!



HAWKINSVILLE
Community Garden



ASSEMBLY II
Back to School Event



COLUMBIA
Back to School Event



HERITAGE SENIOR
JAACK Foundation Art Class

EDUCATION

Horizon provides kids with the resources they need to learn: 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. These programs encourage them to learn, discover, create, and make the world better.

Because we know that education does not 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 provides scholarships to students who demonstrate academic achievement, clearly defined goals, leadership, the determination to succeed, and the desire to return to their communities and help others realize their dreams. Our scholarship helps 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.

3 ONSITE LIBRARIES

19 AFTER SCHOOL & SUMMER PROGRAMS

20 ART CLASSES

145 SENIOR ART CLASSES

300 ACTIVITIES OR BOOKS FOR SENIORS

420 ACTIVITY KITS FOR KIDS

720 BOOKS FOR KIDS

7,715 BACKPACKS WITH SCHOOL SUPPLIES

FALCONS WAY

Residents from Falcons Way Townhomes in St. Charles, MO had a wonderful Back to School event this August. The residents all came together outside of their townhomes to enjoy the great weather and build community. The students from the property were each given a backpack and school supplies provided by Horizon Housing Foundation. It was a great event that ensured everyone was ready for a successful school year ahead!



OAKLAND ESTATES

Oakland Estates' senior residents engaged in a 6-week Technology Literacy Course with our partners at the Roger County Library. Staff came onsite and provided weekly courses with instruction that scaffolds course content from a beginner level digitally to a moderate level of understanding, while pursuing independent digital literacy goals for the individual learner.



BARTON CHAPEL

Capstone at Barton Chapel Apartments in Augusta, GA held a back to school event to make sure that all of the kids within their community were ready for the 2024-2025 school year. Local barbers came by the property to provide haircuts, and each child received free school supplies purchased by HHF.



BAY POINTE III

Children at Bay Pointe Apartments in Myrtle Beach, SC work one-on-one with volunteer tutors each week to practice and improve their reading skills. This program is made possible through Horizon's community partnership with nonprofit Freedom Readers!



2024 PROPERTY LIST

CALIFORNIA

1717 S. Street
Kawana Springs
NoHo 5050
Pasadena Studios

COLORADO

Angler's 400
Arroyo Village Apartments
Brandon Courtyard Apartments
Broadway Lofts
Centennial Park Apartments
Church Ranch
The Rose on Colfax
Copper Peak Apartments
Crisman Apartments
The Edge
The Edge II
Exponent
FLO Senior
Heritage at Church Ranch
Lumien at Fitzsimons
Meadows at Montbello
Oak 140
Palo Park
Park Ridge Apartments
The Quayle
Rhonda's Place
Sapling Grove Apartments
Traditions at Colorado Springs
Village at Westerly Creek III
Windmill Ranch
Windsor Meadows Apartments II

DC

Cascade Park Apartments I & II
The Clara
Hope View Apartments
Liberty Place Apartments
Parcel 42
Park Morton Phase I
Terrace Manor Apartments
Villages at East River
Villages at Parklands Phase I

GEORGIA

Abbington at Galleria Mall I & II
Abbington at Linwood
Abbington Trail
Abernathy Tower
The Adrian
Agape Senior Apartments
Allen Wilson III
Anthem
Anthem at Riverside II
Arbours at Covington
Arbours at Villa Rica
Ash Branch Manor
Ashleigh Place Apartments
Ashley House Apartments
The Augustine
The Banberry
Banks at Mill Village
Betmar Village
Bray Senior Village
Brentwood Place Apartments
Brentwood Senior
Briarcliff Summit Apartments
Brightstone Apartments
Candler Reserve
Capitol Vanira
Captstone at Barton Chapel Apartments
The Chadwick
City Lights Seniors
Columbia Mill Apartments
Columbia Village
Commons at Imperial Hotel
Cottages at Arbor Pointe
Country Oaks
The Crosswinds
Cumberland Oaks Apartments
Dallas Manor
Davis Homes
Decatur East
Dogwood Trail Apartments

Ella Mae Gardens
Enclave at Depot Park
Flats at Mt. Zion
Flats at Sam Lane
Forrest Hills
Freedom Heights Apartments
Greystone Apartments
Griffin Village
Hand Trading Company
Harbor Square
Hardin Terrace
Hawkinsville Redevelopment
Highland Terrace Phase II
Hollie Grove
Hunt School Village
Juniper & 10th High Rise
Lakeview Gardens
Legacy at Walton
Legacy at Walton Green
Lenox Summit
Linwood Apartments
Maggie Capitol
Magnolia Heights Apartments
Manor at Indian Creek II
Maplewood Park
Mechanicsville Cityside
Melrose Homes Redevelopment
Meredith Park
Mounts Homes
Murphey Homes
Northside Senior Village
Oak Forest
Oakview
Ogeechee Place
Panola Gardens
Park Trace Apartments
Park West
Parkside at Quarry Yards
Pecan Chase II
Phoenix House Apartments
Redland Creek
The Remington
The Reserve at Hampton
Reynoldstown Senior
Richmond Villas Apartments
Riverwood Townhomes
Royal Oaks
Sawgrass Cove
Sister's Court
SNAP Apartments I, II, & III
Spring Grove Apartments
Stanton Oaks
Stanton Park Apartments
Station 464
Summit Hill
Sumter Street Station
Sweetwater Point Senior Housing
Swift Creek Apartments
Symphony at Lakewood
Tall Pines Apartments
Teffair Arms
Three Rivers Garden Apartments
Tindall Fields II
Tindall Senior Towers
Trinity Walk Phase I & II
Village at Blackshear
Villages at Castleberry Hill II
Villas at Mt. Zion
Vinings at Oxford
Walton Green
Walton Ridenour Apartments
Walton Ridge
Waring Apartments
Wellington Way
Westlake Apartments
Wheat Street Towers
Willingham Village
Windwood Villas
Woodlawn Terrace Apartments II
Woodstone Apartments

Maplewood Park
Mechanicsville Cityside
Melrose Homes Redevelopment
Meredith Park
Mounts Homes
Murphey Homes
Northside Senior Village
Oak Forest
Oakview
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Woodlawn Terrace Apartments II
Woodstone Apartments

HAWAII

Hale Moena Ohana
Kapuna One Apartments
Kokua Tower
Kunia Village

Lima Oia
Maunakea Tower Apartments
Mohouli Senior Heights Phase III
Nohona Hale
Villages of Moa'e Ku III
Waipahu Hall Apartments

ILLINOIS

Pine Woods

KANSAS

Abilene Senior
Brookridge
Canterbury Heights
City Hall Place
Covington Woods II
Country Club Tower
Cross Line Retirement
Eastridge Villas II
Mission 43
Oakdale Senior Village I
Olathe Senior Villas

MISSOURI

Alumnus Gardens
Avonlea Senior Living
Affordable Homes of Berkeley
Augusta Gardens
Berkeley Manor
Blair Homes
Bodhi Kansas City
Boone Point
Brookside Senior
Bryant Walkway Apartments I & II
Callyn Heights Apartments
Carthage Senior Villas Phase II
Chilton Place Apartments
Chloe Place
Clay Terrace II
The Cleveland
Deer Brook Villas Phase IV
DeSales Impact
DeSales Preservation
Eads Square Apartments
East Fox Homes
Elm Ridge
Etzel Place V
Etzel Place VI
Freedom House I
Freedom Place
Friendship Manor
Frisco Lofts
Gotham Apartments
Green Gables II
Hampshire Landing I & II
Heritage Green
Heritage Place
Heritage Senior Apartments
Hillsdale Homes
Hillvale Apartments
House Springs Apartments
Hyde Park Village
Kirksville Heights Apartments
The Lane Apartments
Lemay Homes
Lemay Manor I & II
Logan Villas
The Mabion
Mount Washington
Mountaintop Homes
Nathaniel Rivers Place
NewView Place II
Nordic Landing
North Creek Apartments
North Webster Village
Oak Tower
Palestine Gardens North
Park Village
Patriot Place
Philip B. Curtis Manor
Poplar Bluff Villas
Queensbrooke Village
Red Maple Villas
Richardson Ridge Villas
Ridgeway Villas

Rose Hill Townhomes
Saints Street Apartments
Sam Rodgers Place
Scott Manor
Scott Manor II
Station Plaza
Stuart Parker & Paquin Tower
Talia Apartments
Tannehill Apartments
Timber Villas Phase II
Twin Elm Apartments
Union Sarah
Vernon Heights
West Clay

NEBRASKA

128 Fort
132 Sahler
180 Drexel
1120 Lofts
2215 Q Street
Adams Park Crown I
Ashland Senior Housing
Avenue 25 Villas
Belohlavy Estates
Bethlehem House
Canterbury Estates
CenterPointe Campus for Hope
Centerpointe South
Columbus Hospital Apartments
Crete Senior Villas
Davis Ridge (Highlander V)
Eagle Heights
Eastside Bungalows
Fairview Villas
Foxtail Central
Foxtail South
Fremont Northside Townhomes
Fremont Northside Townhomes II
Fremont Omega
Garage Lofts
Gatehouse Rows
Gatewood Village Apartments
Hanscom Apartments
Hartington Crown Homes
Hidden Brook Townhomes
Hidden Brook II
Highlander Phase IV
Hillside Senior Apartments
Horizon Estates
Jefferson Estates
Kennedy Square West
L Avenue 3483
Laurelbrooke Estates
Liberty Campus GI
Magnolia Estates
Maple 37
The Marvely Senior Living Apartments
Matson Villas
McCoy Meadows
Millard Landing
Nebraska City Senior Patio Homes
Nebraska City Senior Patio Homes II
Nobility Point
Ohio 36
Omega West Point
Onyx Apartments of Aksarben
Osborne View Estates
River Fork Villas
River Fork Villas Phase II
The Row Fremont
The Row Orchard
Sandhills Townhomes
Shadowlake Apartments
Siena Francis Cottages
Skyline Apartments
Southside Terrace Phase I
State Street Villas
Tall Grass Family
Tall Grass Senior
Taylor Villas
Trinity Heights
Villa Rows
Vintage Rows
Wisner Crown
YES One Stop

OKLAHOMA

Aldridge Senior Apartments
Apple Ridge III
Berryhill Apartments
Chisholm Springs Miami
Chisholm Springs Oklahoma City
Chisholm Springs Spencer
Community Place Apartments
Eagle Flats
Forest Ridge Heights
The Gates of Oklahoma City
Heritage Park Homes III
Hugo III & IV
Lynn Oak Apartments
Magnolia Ridge
Oakland Estates
Portland Place Apartments
Prairie Edge
Route 66 Landing
Stillwater Springs
Stone Ridge of Poteau
Stoney Ridge Estates
Sunset Villas
Surrey Hills Estates
Township 21
The Villas at Melrose
Westlake Estates
Woodland Commons

SOUTH CAROLINA

Archer School Apartments
Arden Apartments
Assembly II
Bay Pointe III
Benton Crossing
Carrington Manor
Clinton Manor
Connecticut Village Apartments
Friendship Court
Gentry Place
Hickory Heights & Oakland Apartments
Hilton Head Gardens
Indigo Townes
James Lewis Jr. Apartments
Killian Terrace
Lawsons Ridge Apartments
The Mark at Woodford
Newberry Arms
Oak Park
Oak Terrace
Pintail Pointe
The Refinery
Spanish Trace
Waterford Pointe
Waters at Augusta
Waters at Oakbrook
Waters at Ribaut
Waters at West Ashley

WISCONSIN

Barrington Apartments
Bayview Townhomes
Brooke Street Lofts
Clifford Lund
Englewood Apartments
Highland Gardens
Oak Ridge at University Park
Okato Manor Apartments
Printery Row
Regina Hill
Superior View Cottages
University Park Commons
Uno Terrace