

Building Community. Inspiring Change.

Housing Catalyst transforms neighborhoods while providing stable homes for families. We know building a better life and pursuing opportunity begins with having a place to live, and Housing Catalyst has provided thousands of Fort Collins families with affordable homes since 1971. We pride ourselves on being a mission-driven real estate developer at the leading edge of affordable housing, forging public-private partnerships to build a stronger community.

The demand for housing that is affordable is higher than ever, with only 3% local rental vacancy rates. Investing in affordable housing has numerous benefits for the local economy — it creates jobs, boosts family incomes and encourages business growth. As Fort Collins' most established affordable housing developer, Housing Catalyst is actively moving the region forward with healthy communities that offer more than just a place to live. We work to create communities built on a sense of pride and belonging while also enriching neighborhoods with inspiring designs and amenities.



Housing Catalyst's newest development, Village on Redwood, opened in May 2017, bringing 72 affordable apartments to north Fort Collins. One feature of this vibrant community is a new city natural area on its west border, created in partnership with the City of Fort Collins. This is the first residential community in Fort Collins to include a Bike Share station.

This beautiful development has lovely, park-like grounds, a welcoming community clubhouse with a fitness room, a large playground and plenty of communal spaces for residents to enjoy. Village on Redwood was built with durable, sustainable materials and an emphasis on energy efficiency.





1,237
local residences owned and managed by Villages









1,160+
families assisted with housing vouchers

AWARD-WINNING developments and services:

Impact Award

Influence Category for Redtail Ponds, Colorado Urban Land Institute

Award of Merit

Rebranding a Housing Authority, National Association of Housing and Redevelopment Officials

Certificate of Achievement for Excellence in Financial ReportingGovernment Finance Officers Association

High Performer designation

U.S. Department of Housing and Urban Development

Healthy Business Leader certification

Health Links



12% seniors



through JumpStart self-sufficiency program

21% individuals with disabilities



37% children

4,000+
INDIVIDUALS SERVED ANNUALLY

Building Sustainable Community Assets

- · Village on Horsetooth commenced construction on 96 new apartments
- · Village on Shields began a major renovation project of 285 apartments
- · Village on Redwood construction completed, providing 72 new affordable apartments
- · Capital improvements completed throughout property portfolio

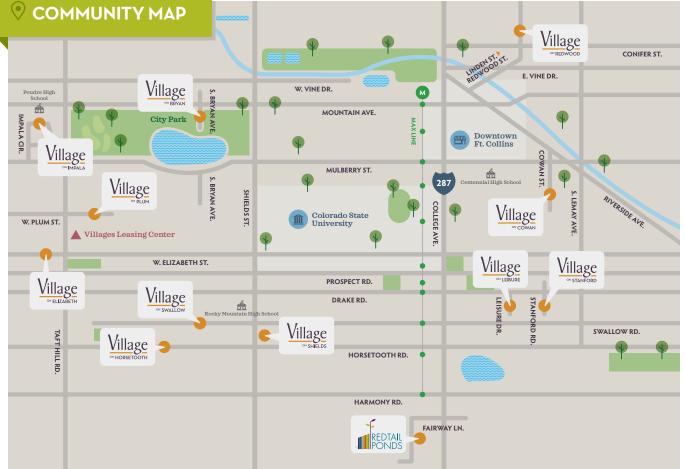
Strengthening Our Community

- · Villages & JumpStart hosted a summer celebration and resource fair for more than 350 residents
- · Redtail Connect event linked Redtail Ponds residents with more than a dozen health care resources
- · Redtail Ponds exceeded previous housing retention rate: 97% stably housed since opening
- · JumpStart enrolled 41 new families and celebrated the graduation of 18 families
- Partnerships provided new supportive housing for 10 homeless or near homeless families at Housing Catalyst properties

Advancing Our Vision

- · Villages created new property marketing materials for prospective residents
- · Housing Catalyst implemented online payment system for residents
- Villages launched a new website and resident portal for improved marketing and resident communication





2017 FINANCIALS







REVENUES*

1 Grant	\$15,663,739
2 Rent	\$8,448,086
3 Other	\$18,551,431

"Other" includes \$13.7m gain on property sales which was reinvested into new construction & rehab projects.



EXPENSES*

1 Housing Assistance	\$9,284,677
2 Administrative	\$6,061,853
3 Maintenance	\$3,178,052
4 Utilities	\$834,756
5 Depreciation	\$3,266,721
6 Interest	\$1,940,888
7 Other	\$954,733

10 total assets \$165,621,989 6



ASSETS

1	Housing Catalyst	\$35,566,461
2	Villages	\$18,896,364
3	Wellington	\$714,033
4	Village on Elizabeth	\$4,022,884
5	Village on Stanford	\$7,672,370
6	Village on Plum	\$14,653,793
7	Redtail Ponds	\$11,487,991
8	Village on Redwood	\$26,430,183
9	Village on Shields	\$38,190,844
10	Village on Horsetooth	\$7,987,066

LIABILITIES

1	Housing Catalyst	\$1,579,140
2	Villages	\$2,178,183
3	Wellington	\$24,518
4	Village on Elizabeth	\$4,153,023
5	Village on Stanford	\$5,372,667
6	Village on Plum	\$10,854,141
7	Redtail Ponds	\$4,804,218
8	Village on Redwood	\$18,535,983
9	Village on Shields	\$34,915,629
10	Village on Horsetooth	\$6,108,207