



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 2% local rental vacancy rates. Investing in affordable housing has numerous benefits for the local economy — it creates jobs, boosts families' 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 design and amenities.



Development Partnerships

Developing affordable housing is complex and challenging. Bringing these opportunities to fruition requires creativity in our financial and development partnerships. As a national leader in affordable housing, Housing Catalyst often partners with other developers to help increase their capacity to build affordable housing in this region. We provide access to unique financing tools and expertise in utilizing local funding resources, along with innovative strategies in sustainable design and construction. We have assisted other organizations in building and preserving more than 1,000 affordable rentals in the Fort Collins area.



Housing Catalyst has been proud to support the following entities and housing developments in our community:

CARE Housing Provincetowne
partnership and loan guarantees

Neighbor to Neighbor
portfolio loan guarantees

Legacy Senior Apartments
senior housing partnership

Northern Hotel
senior housing management

DMA Plaza
senior housing voucher subsidy conversion

Mercy Housing Springfield Court
partnership

Lakeview on the Rise
partnership and bond issuance

Downtown Development Authority
Oak Street developer/owner

CARE Housing Swallow Apartments
redevelopment and partnership

Volunteers of America
senior housing partnership and sponsor

**TWG and Elevations
Community Land Trust**
Kechter land bank homeownership partner

Elevations Community Land Trust
public housing conversion homeownership

**Fort Lupton Meadows
Apartments Bond Issuance**
bond issuance

CSU and Timberline Church Site
technical assistance

Montava
technical assistance | future developer

2019 AT A GLANCE

“When given an opportunity and chance, you can show the world what you’re really made of and move forward.”
— JumpStart program participant



1,077
local residences owned
and managed by Housing Catalyst

14,000+
maintenance
touchpoints
with residents



195
families supported
through JumpStart self-sufficiency program

1,250+
families assisted with housing vouchers



25%
seniors



35%
individuals
with disabilities



38%
children

4,000+
INDIVIDUALS SERVED ANNUALLY

AWARD-WINNING developments and services:

Award of Excellence in Community Revitalization
Village on Shields, National Association of Housing and Redevelopment Officials

Award of Merit in Affordable Housing
Village on Horsetooth, National Association of Housing and Redevelopment Officials

Yes! In My Back Yard Award for Rehab
Village on Shields, Mountain Plains NAHRO

Certificate of Achievement for Excellence in Financial Reporting
Government Finance Officers Association

High Performer designation
U.S. Department of Housing and Urban Development

Healthy Business Leader certification
Health Links

Housing Catalyst’s mission is to create vibrant, sustainable communities throughout Fort Collins

Building sustainable community assets

- Construction began in 2019 for Mason Place permanent supportive housing
- Formalized partnership with CARE Housing to rehabilitate and combine adjacent properties on Swallow Road
- Formalized development partnership with the Downtown Development Authority to build future affordable housing in the heart of Old Town

Strengthening our community

- JumpStart enrolled 37 new families and graduated 19 families, each with an average of \$7,660 in an accrued escrow savings account
- Competed for and received 70 additional federal housing vouchers
- Developed formal processes between resident services and property management to increase housing stability and prevent evictions
- Worked with Poudre School District on strategies to increase academic achievement of resident children and improve parent/school relationships
- Working toward fully integrated teams between property management and resident services to better serve residents

Advancing our vision

- Established a 5-year development plan with other Northern Colorado affordable housing developers
- Repositioned public housing to transition to more sustainable and efficient financing and operations
- Developed community assessments to understand residents needs and inform future service strategies



2019 FINANCIALS

Unaudited Financial Data



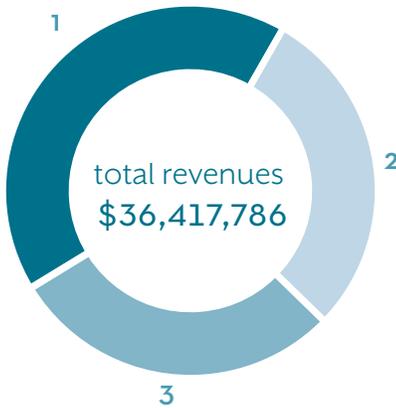
AA-
Standard & Poor's Rating



\$223,735,583
in owned and managed assets

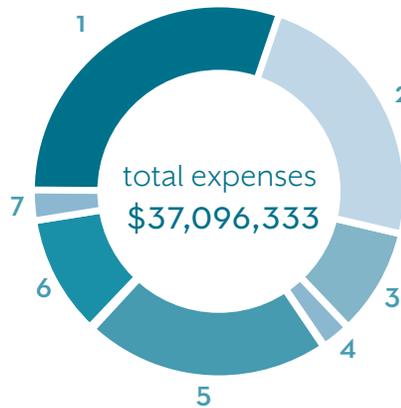


\$103,389,429
in liabilities



REVENUES

1 Grant	\$15,294,313
2 Rent	\$10,534,068
3 Other	\$10,589,405



EXPENSES*

1 Housing Assistance	\$11,225,820
2 Administrative	\$8,705,128
3 Maintenance	\$3,499,296
4 Utilities	\$937,092
5 Depreciation	\$7,901,244
6 Interest	\$3,861,526
7 Other	\$966,227

*For all owned and managed properties



Housing Catalyst goes well beyond its requirement to submit audited basic financial statements by preparing a Comprehensive Annual Financial Report (CAFR). The CAFR is a thorough and detailed presentation of the organization's financial condition. Housing Catalyst has received the Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting for the last 6 years for its CAFR. Only 20 housing authorities in the United States have accomplished this feat. This recognition demonstrates that our financial reporting is robust, comprehensive, transparent and on par with the best governments.



HousingCatalyst.com

☎ 970.416.2910

📍 1715 W. Mountain Avenue, Fort Collins, CO 80521