

DEVELOPMENT RESUME

Housing Catalyst is the largest affordable housing developer and property management company in Fort Collins. Established in 1971, Housing Catalyst owns and operates over 1,200 affordable homes and assists more than 2,100 families (over 4,000 individuals) in Northern Colorado through our rental properties and housing programs. We provide critical tools and resources to serve families within the full spectrum of needs from moving out of homelessness to achieving homeownership.

Housing Catalyst uses a Triple Bottom Line model to build healthy and sustainable affordable communities. We are led by a skilled executive team with extensive experience in real estate acquisition, development, management, and financial administration. We create vibrant, sustainable communities, incorporating green building design into all our ventures and serving as a model for high standards in asset and property management, as evidenced by numerous awards for project designs, innovations, environmental sustainability, accountability, and financial reporting.

Housing Catalyst has secured housing tax credits and other local and federal funding sources for the following recent developments and renovations:



OAK 140

OPENS SPRING 2023

- (79) Studio, 1 & 2 bedroom apartments serving 30% - 80% AMI
- Downtown Fort Collins location
- \$31.5M new construction
- 4% LIHTC, \$13.6M federal and state tax credit investment, \$19.3M Private Activity Bonds, DDA equity, City AHCF

MASON PLACE PERMANENT SUPPORTIVE HOUSING

2021

- (60) 1 & 2 bedroom apartments
- All units at or below 30% AMI, serving individuals experiencing homelessness
- Midtown Fort Collins, transit-oriented development
- \$19.4M new construction
- 9% LIHTC, \$11.9M tax credit investment City AHCF, DOH, CDBG, HOME



FINALIST: 2021 AFFORDABLE HOUSING FINANCE READERS' CHOICE AWARDS



MYRTLE STREET SINGLE ROOM OCCUPANCY

2021

- 16 apartments at or below 50% AMI, serving those experiencing homelessness and reintegrating adult felony offenders
- \$1M renovation
- City of Fort Collins Affordable Housing Fund, Villages, Ltd. equity

VILLAGE ON SHIELDS

2018

- (285) 1, 2, & 3 bedroom apartments serving 50% - 60% AMI
- \$68M renovation
- 4% LIHTC, \$41.1M federal and state tax credit investment, \$35M Private Activity Bonds, RAD proceeds, CDBG, HOME, Owner loan



2019 NAHRO AWARD OF EXCELLENCE FOR COMMUNITY REVITALIZATION
2019 NAHRO AWARD OF MERIT FOR COMMUNITY REVITALIZATION
2019 CO NAHRO YES! IN MY BACKYARD AWARD



VILLAGE ON HORSETOOTH

2018

- (96) 1, 2, 3 & 4 bedroom apartments serving 30% - 60% AMI
- First City Land Bank Project
- \$27M new construction
- 4% LIHTC, \$12.5M federal and state tax credit investment, \$19M Private Activity Bonds, CDBG-DR, RAD proceeds

2019 NAHRO AWARD OF MERIT FOR PROGRAM INNOVATION IN AFFORDABLE HOUSING



VILLAGE ON REDWOOD

2017

- (72) 1,2,3 & 4 bedroom apartments & townhomes in North Fort Collins serving 30% - 60% AMI
- \$19.4M new construction
- 4% LIHTC, \$10M federal and state tax credit investment, \$12M Private Activity Bonds, RAD proceeds

2018 NAHRO AWARD OF EXCELLENCE FOR PROJECT DESIGN

2018 NAHRO AWARD OF MERIT FOR PROJECT DESIGN

2018 FORT COLLINS UTILITIES ENERGY EFFICIENCY AWARD

REDTAIL PONDS PERMANENT SUPPORTIVE HOUSING

2017

- (60) 1 & 2 bedroom apartments
- All units at or below 30% AMI, serving individuals experiencing homelessness
- South Fort Collins, transit-oriented development
- \$12.5M new construction
- 9% LIHTC, \$8M tax credit investment, CDBG, HOME



2017 ULI COLORADO IMPACT AWARD FOR INFLUENCE

2016 NAHRO AWARD OF EXCELLENCE FOR PROJECT DESIGN

2016 NAHRO AWARD OF MERIT FOR PROJECT DESIGN

2015 HOUSING COLORADO EAGLE AWARD



VILLAGE ON PLUM

2015

- (95) 1, 2 & 3 bedroom apartments serving 30% - 60% AMI
- \$16.1M renovation
- 4% LIHTC, \$5.3M tax credit investment, \$8.75M Private Activity Bonds, Villages, Ltd. equity; previous grantors: City of Fort Collins, DOH