

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
---	---	---

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.
-----------	-------------------------

PHA Name: **Housing Catalyst** PHA Code: **CO041**
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): **01/2025**
 The Five-Year Period of the Plan (i.e., 2019-2023): **2025-2029**
 Plan Submission Type 5-Year Plan Submission Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

How the public can access this PHA Plan: Housing Catalyst- Larimer County Housing Authority Website- Information provided and link to proposed plans, directions on how to respond along with date and times of Resident Board Meetings and Public Hearings. Printed documents available for viewing at our main office -1715 W. Mountain Ave. Fort Collins, CO 80521. Lobby hours posted on website. Local Publication Fort Collins Coloradoan – Referencing Website for documents, or Main Office,. Directions on how to respond along date and times of Resident Board Meetings and Public Hearings.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV

B.	Plan Elements. Required for all PHAs completing this form.
-----------	---

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.
To create vibrant, sustainable communities throughout Northern Colorado

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.
Housing Catalyst's Strategic Goals 1. Provide affordable housing of the highest quality through effective property operations and asset management 2. Increase supply of affordable housing 3. Increase housing opportunities for residents of Fort Collins/Larimer County 4. Enhance social and economic wellbeing for residents 5. Achieve excellence in business operations 6. Build community support for affordable housing 7. Advance Housing Catalyst as an employer of choice Housing Catalyst's full strategic plan can be viewed online: <https://heyzine.com/flip-book/e7fab5aeb8.html>

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

B.3 Progress Report Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. **Goal 1: Preserve existing affordable housing • Housing Catalyst completed a Section 18 disposition of its remaining Public Housing in early 2024. Repositioned units are being renovated or redeveloped as affordable rentals or affordable home ownership opportunities. • From 2020-2024, Housing Catalyst renovated 42 homes within the agency's affordable housing portfolio. The renovations will preserve these units as high-quality affordable rentals. • In 2022, Housing Catalyst purchased a property with 27 units in a highly desirable location. The agency has preserved these apartments as affordable rentals. Goal 2: Increase supply of affordable housing • From 2020-2024, Housing Catalyst developed 139 homes with affordable rents. An additional 86 homes are currently in development. The agency also served as a Special Limited Partner on projects that created more than 300 new homes with affordable rents in Northern Colorado. • In 2022 Housing Catalyst was selected to join the Landlord Incentives cohort of HUD's MTW demonstration program. The agency is implementing landlord incentives that aim to expand housing choice by increasing the number of local landlords participating in the Housing Choice Voucher program. Goal 3: Empower and equip residents for stability and success • Housing Catalyst supported hundreds of residents in achieving their health, financial, career, and educational goals through the JumpStart Family Self-Sufficiency program. In 2023, JumpStart graduates had an average escrow account of \$9,648, demonstrating a significant increase in their earned income. • In 2021 Housing Catalyst opened its second Permanent Supportive Housing community in Fort Collins. Mason Place, a 60-unit building in mid-town Fort Collins, features wraparound services, easy transit access, and Trauma Informed Design features. • Housing Catalyst piloted a positive rent reporting program with the Colorado Housing and Finance Authority. More than 200 residents participated in the pilot, and participating residents saw an average credit score increase of 69 points. The program has since been adopted at all Housing Catalyst properties. Goal 4: Achieve business/organizational excellence • Housing Catalyst has made efforts to more fully utilize Yardi software to improve internal and external processes. Voucher program applicants can now complete their applications via an online portal and HCV landlords can review their HAP history online. • Housing Catalyst has reviewed and refined many of its policies, processes, and standard operating procedures to promote more effective operations. • The agency has strategically added staff to accommodate a growing number of vouchers, rental properties, and development projects. Goal 5: Build community support for affordable housing • Housing Catalyst partnered with the Downtown Development Authority to develop Oak 140. The 79-apartment mixed used building is the first LIHTC development in downtown Fort Collins designed with the downtown workforce in mind. The project represents what's possible with a well-coordinated community effort. • Housing Catalyst banded together with other housing-focused agencies and nonprofits to form One Voice for Housing. The organization advocates for better local policies that support housing affordability, equity, accessibility, and sustainability. • Housing Catalyst has built and maintained relationships with a vast network of community partners, including the City of Fort Collins, the Town of Wellington, Larimer County, the Northern Colorado Continuum of Care, the Northern Colorado Rental Housing Association, and the Fort Collins Affordable Housing Board.**

B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>Housing Catalyst assists victims of domestic violence, dating violence, sexual assault, stalking and human trafficking with housing protections to help keep them safe and reduce their likelihood of experiencing homelessness. A notice of occupancy rights, and Emergency Transfer plan were created and implemented in 2018 to comply with the re-authorization of VAWA. Housing Catalyst meets all PHA requirements in three areas, notification, documentation, and confidentiality.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Housing Catalyst definition of Substantial Deviation or Significant Amendment or Modification states: 1. Substantial Deviation or Significant Amendment from the 5-year Plan, is a discretionary change in the plans or policies of the housing authorities that fundamentally change the mission, goals, or policies of the agency and which require formal approval by the Board of Commissioners. 2. A significant Amendment or Modification to the Annual plan is one that will most likely result in a major effect upon the intent, purpose, or interpretation of the agency plan or other policies.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>