

2024

AT A GLANCE



Building Community. Inspiring Change.

For more than fifty years, Housing Catalyst has been building community in Northern Colorado. We address the growing need for affordable homes through innovative, sustainable, community-focused solutions—developing and managing residential properties, administering housing assistance, and coordinating community programs and services.



2,153
Northern Colorado residents lived in 1,168 homes
with affordable rents managed by Housing Catalyst



10
local property
owners received a
leasing bonus through
a new MTW incentive
designed to increase
housing choice for
voucher holders



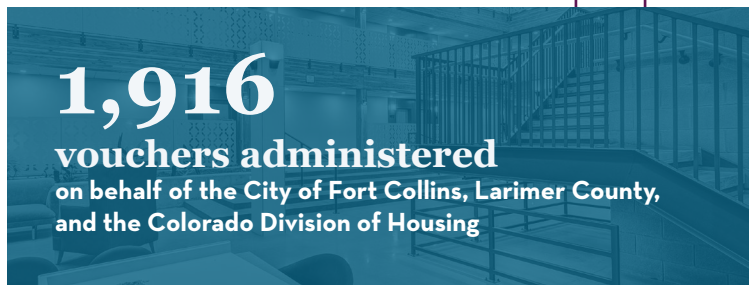
15
apartments
at Plum Place were
renovated to be more
livable and sustainable after
being repositioned from
public housing



156
JumpStart
participants
worked toward their
education, employment,
and financial goals
with 18 participants
graduating in 2024



136
Permanent
Supportive Housing
residents lived in stable
homes with wraparound
services for people with
disabilities who experienced
chronic homelessness



1,916
vouchers administered
on behalf of the City of Fort Collins, Larimer County,
and the Colorado Division of Housing



\$21 million
in housing assistance
administered to local families





Housing Catalyst Collaborates with Partners to Transform Plum Place

In fall 2024, Housing Catalyst completed a \$3.4 million renovation of 2155 W Plum, a two-story, elevator-served apartment building now referred to as Plum Place. Repositioning the property from public housing to the Villages, Ltd. portfolio through HUD's Section 18 disposition process created an opportunity to design a healthy, sustainable community where residents could thrive.

Housing Catalyst's real estate development department collaborated with several community partners to improve the building's efficiency and ensure residents of all ages and abilities could live comfortably.

Energy Outreach Colorado helped the project secure Colorado Weatherization Assistance Program funding, allowing the transition to efficient electric heating while preserving long-term affordability.

The **Partnership for Age Friendly Communities** helped inform design choices that would allow residents to age in place.

Colorado State University's Institute for the Built Environment awarded Plum Place a **Lifelong Homes Initiative** pilot certification. This program recognizes projects that allow residents to live their best lives, no matter their age or ability.

Additional efficiency upgrades included the installation of a photovoltaic solar array, AeroBarrier sealant, low-flow water fixtures, and LED lighting. Renovations also included new flooring, cabinets, countertops, HVAC systems, tub/shower inserts, roof, gutters, landscaping, and community-wide WiFi.



Housing Catalyst Awarded 25 VASH Vouchers

The U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Veterans Affairs (VA) awarded Housing Catalyst \$272,829 to fund 25 additional Veterans Affairs Supportive Housing (VASH) vouchers. The agency was one of 66 Public Housing Agencies (PHAs) across the country to receive vouchers, and one of two in Colorado to be awarded funding.

The HUD-VASH program provides housing and an array of supportive services to veterans experiencing homelessness by combining rental assistance from HUD with case management and clinical services provided by the VA. Housing Catalyst now administers a total of 199 VASH vouchers, including 16 administered on behalf of Weld County.

Village on Eastbrook Receives Proposition 123 Land Banking Funds

Housing Catalyst was among the first 16 recipients of voter-approved Proposition 123 Land Banking funds. This funding is intended to support Colorado communities as they acquire and preserve land for affordable housing.

Housing Catalyst was awarded \$1.3 million for the Village on Eastbrook, a three-story apartment complex that will bring 73 new apartments to southeast Fort Collins. The project is envisioned as a "Community for All Ages," incorporating senior- and family-friendly amenities.



Awards & Recognitions

Housing Catalyst works diligently to create vibrant, sustainable communities throughout Northern Colorado. In 2024, the agency was honored to be recognized by the National Association of Housing and Redevelopment Officials (NAHRO) at the state, regional, and national level.

NAHRO Awards of Merit

Oak 140

Project Design & Innovation in Affordable Housing

Partnership with Fort Collins Police Services

Innovation in Resident and Client Services

Mindful Meetings

Administrative Innovation

Positive Rent Reporting

Administrative Innovation

Colorado & Mountain Plains NAHRO Awards

Traci McGraw

People Award

Partnership with Fort Collins Police Services

Partnership Award



CEO Julie Brewen Named 2024 NAHRO Fellow



The National Association of Housing and Redevelopment Officials (NAHRO) named Housing Catalyst CEO Julie Brewen as a 2024 NAHRO Fellow. NAHRO Fellows are honored for demonstrating, over a sustained period of time, their commitment to improving the housing conditions of their fellow citizens and the viability and sustainability of the communities in which they live and work. Julie was one of nine NAHRO Fellows to be inducted in 2024 and the first NAHRO Fellow to represent the Mountain Plains region.

Julie has 30 years of experience as an affordable housing leader, including 25 years at Housing Catalyst. She is a mentor to many and an advocate for affordable housing on a local, state, national, and international level.

Housing Catalyst Added to Campaign for Grade-Level Reading Honor Roll

The Campaign for Grade-Level Reading added Housing Catalyst to its Public Housing Communities Honor Roll. Honor Roll members demonstrate their leadership and depth and breadth of contributions in supporting children through a variety of programs and partnerships.

Housing Catalyst has intentionally worked to create place-based partnerships with local schools and service providers to offer direct support and innovative educational programs for families. Educational offerings in 2024 included:

- **Camp Catalyst**, a free summer camp program for residents entering grades 3-5. Camp Catalyst aims to mitigate summer learning loss, increase social emotional skills, and foster a sense of belonging among campers. The four-week camp was supported in part by grant funding from the Colorado Housing and Finance Authority (CHFA) and Bohemian Fund.
- **Back to School Nights** at three properties gave families an opportunity to meet teachers and administrators from neighborhood schools, as well as connect with community resources like the Boys and Girls Club.



2024 FINANCIALS

Unaudited, informational data combining Housing Catalyst and LIHTC affiliates; not GAAP consolidated



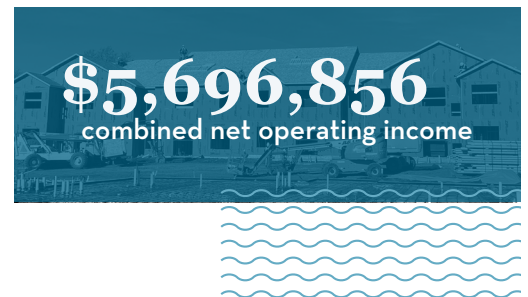
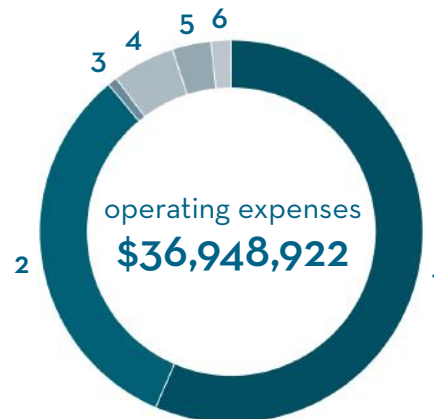
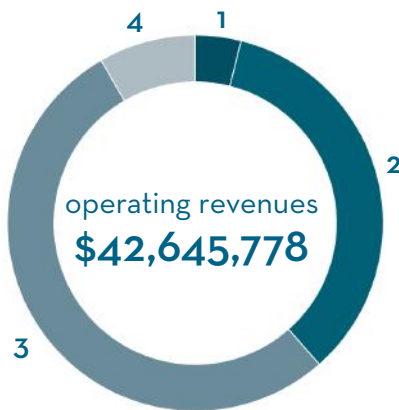
AA-
S&P Global Rating



\$238,016,294
in owned and managed assets



\$85,364,670
in liabilities



OPERATING REVENUES

1 Grants	\$1,680,180
2 Rent	\$14,746,159
3 Vouchers	\$22,658,893
4 Other	\$3,560,546

OPERATING EXPENSES

1 Rental Assistance	\$20,858,326
2 Administrative	\$12,005,840
3 Resident Services	\$299,979
4 Maintenance	\$1,954,693
5 Utilities	\$1,207,916
6 Other	\$622,168

NON-OPERATING

Depreciation Expense	(\$8,462,992)
Net Interest Expense	(\$1,909,481)
Net Sale Proceeds	\$2,025,711
Non-Operating Grant Income	\$2,160,000
Other Expense	(\$113,419)
Non-Operating Net	(\$6,300,181)



Certificate of Achievement for Excellence in Financial Reporting

Housing Catalyst received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for the tenth consecutive year. The agency is one of only two housing authorities in the state to be recognized. The achievement recognizes the transparency of the organization and demonstrates that financial reporting is robust and comprehensive.



970-416-2910

1715 W. Mountain Avenue, Fort Collins, CO 80521

HousingCatalyst.com