

2023

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.

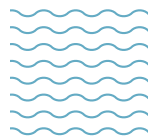


120

Permanent Supportive Housing apartments provided stable homes with wraparound services for people with disabilities who experienced chronic homelessness

2,203

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



143

JumpStart participants worked toward their education, employment, and financial goals with 19 participants graduating in 2023

\$18.7 million

in housing assistance administered to local families



1,700

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

79

new apartments with affordable rents added to downtown Fort Collins with the opening of Oak 140





Grand Opening of Oak 140

On February 23, Housing Catalyst celebrated the grand opening of Oak 140. Made possible through a partnership between Housing Catalyst and the Fort Collins Downtown Development Authority (DDA), Oak 140 is the first Low Income Housing Tax Credit (LIHTC) project to address the community need for affordable housing in downtown Fort Collins. The five-story mixed-use building is home to 79 apartments and two commercial tenant spaces. Designed with the downtown workforce in mind, the building features thoughtful resident amenities including on-site covered parking, indoor bike storage, a community lounge, and outdoor living space on the third-floor terrace.

The building was fully leased as of June 2023.

Strategic Plan

Housing Catalyst implemented a new five year strategic plan for 2023-2027. The plan defines the agency's goals and strategies for developing and managing affordable homes, administering rental assistance, and supporting housing stability for residents and voucher holders. The plan also outlines Housing Catalyst's operational and reputational goals, as well as strategies to advance the agency as an employer of choice in the housing industry. All of these goals support Housing Catalyst's mission to create vibrant, sustainable communities throughout Northern Colorado.

GOAL 1

Provide affordable housing of the highest quality through effective property operations and asset management

GOAL 2

Increase supply of affordable housing

GOAL 3

Increase housing opportunities for residents of Fort Collins/Larimer County (housing assistance)

GOAL 4

Enhance social and economic wellbeing for residents

GOAL 5

Achieve excellence in business operations

GOAL 6

Build community support for affordable housing

GOAL 7

Advance Housing Catalyst as an employer of choice



Housing Catalyst breaks ground on Village on Impala renovation and redevelopment

On October 3, Housing Catalyst celebrated breaking ground on the updated and expanded Village on Impala, a thoughtfully designed project that will provide 86 homes with affordable rents in northwest Fort Collins. The community will feature four newly constructed apartment buildings, twelve renovated duplexes, a new clubhouse and leasing office, active greenspace with a playground, and pedestrian/bicycle connectivity paths.

The footprint of the expanded community includes the current Village on Impala (existing duplexes with affordable rents managed by Housing Catalyst), as well as former public housing that was repositioned in 2022 through the Section 18 disposition process. The redevelopment will improve the health and aesthetic of the community while substantially increasing the number of affordable homes in a prime location adjacent to the main entrance of Poudre High School.

Renovations to the existing duplexes will improve accessibility and energy efficiency. Sustainability efforts include the addition of solar panels to the new community.

Construction is anticipated to be completed in early 2025.



Mainstream and FYI vouchers awarded to Housing Catalyst

The U.S. Department of Housing and Urban Development (HUD) awarded Housing Catalyst 30 additional Mainstream vouchers in 2023. The \$430,776 award was the largest in Colorado. Mainstream vouchers are designed to provide permanent affordable homes to non-elderly persons with disabilities. The award included \$104,000 in Extraordinary Administrative Fees (EAF) funding, which is used to support the housing search and lease up process for eligible applicants, as well as easing costs related to the retention, recruitment, and support of participating property owners.

Housing Catalyst was also awarded 15 additional Foster Youth to Independence (FYI) vouchers. The FYI initiative makes Housing Choice Vouchers available to youth 18-24 who are exiting the foster care system and experiencing or at risk of homelessness.

Awards & Recognitions

- Housing Catalyst was awarded a **2023 Larimer County Behavioral Health Services Impact Fund Grant**. The Impact Fund Grant Program invests funds to enrich community-based behavioral health services. Housing Catalyst's award supported a full-time behavioral health clinician for its two Permanent Supportive Housing communities.
- Housing Catalyst was recognized as a **2023 Certified Healthy Workplace™ Leader** by Health Links. This recognition is given to organizations that continually demonstrate the highest level of commitment and dedication of resources to team member and community health and safety.



2023 FINANCIALS

Unaudited financial data for Housing Catalyst and combined affiliates



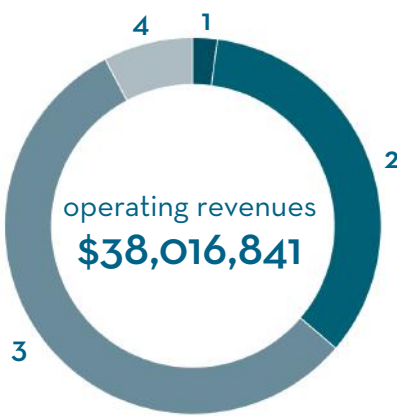
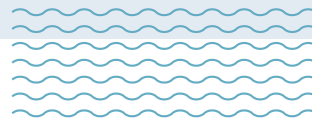
AA-
Standard & Poor's Rating



\$228,403,538
in owned and managed assets



\$82,329,219
in liabilities



OPERATING REVENUES

1 Grants	\$799,796
2 Rent	\$12,984,445
3 Vouchers	\$21,301,319
4 Other	\$2,931,281

OPERATING EXPENSES

1 Rental Assistance	\$19,169,651
2 Administrative	\$10,411,380
3 Resident Services	\$177,503
4 Maintenance	\$ 2,015,056
5 Utilities	\$ 1,101,873
6 Other	\$1,162,072

NON-OPERATING

1 Depreciation Expense	(\$8,107,193)
2 Net Interest Expense	(\$996,807)
3 Net Sale Proceeds	\$9,140,461
4 Other Income	\$1,534,803
5 Net	\$1,571,264



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 ninth 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