

2025

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.



2,480

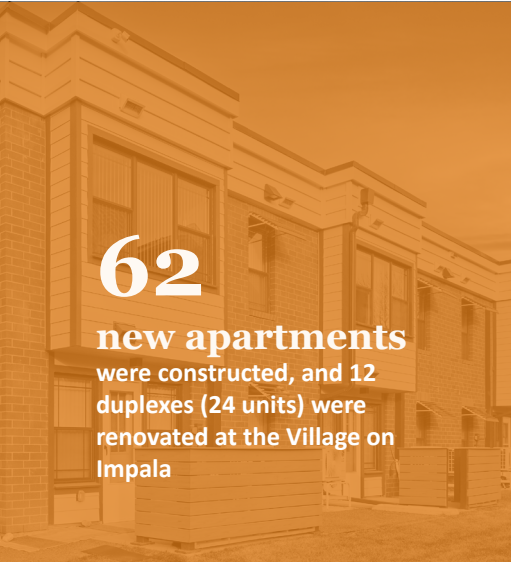
Northern Colorado residents lived in 1,185 homes with affordable rents managed by Housing Catalyst



13

local property owners

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



62

new apartments were constructed, and 12 duplexes (24 units) were renovated at the Village on Impala



176

JumpStart participants worked toward their education, employment, and financial goals



141

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



1,696

vouchers administered for local housing



\$21.6 million

in housing assistance administered to local families





Housing Catalyst Celebrates Opening of Updated and Expanded Village on Impala

On June 3, Housing Catalyst celebrated the grand opening of the Village on Impala, a thoughtfully redeveloped community in northwest Fort Collins. By combining renovated duplexes with four new apartment buildings, the project more than doubled the site's previous capacity to provide 86 affordable homes adjacent to Poudre High School.

The updated footprint features a new clubhouse, leasing office, active greenspace, and enhanced pedestrian and bicycle paths. Sustainability was a core priority, as the development complies with Enterprise Green Community and Energy Star standards. Residents benefit from energy-efficient appliances, water-wise landscaping, electric vehicle charging, and solar energy designed to offset electricity costs.



The project was made possible through the Section 18 disposition process and a collaborative effort between local, state, and federal partners. At the ceremony, officials from the U.S. Department of Housing and Urban Development, the Colorado Division of Housing, Larimer County, and the City of Fort Collins joined Housing Catalyst leadership to recognize the contributions of financial and construction partners including ANB Bank, Boston Financial, and Calcon Constructors. This redevelopment significantly improves the health and aesthetic of the neighborhood while securing long-term housing affordability for the community.

Housing Catalyst Awarded 10 VASH Vouchers

The U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Veterans Affairs (VA) awarded Housing Catalyst \$111,018 to fund 10 additional Veterans Affairs Supportive Housing (VASH) vouchers in July of 2025.

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 209 VASH vouchers, including those administered on behalf of Weld County.

Village on Eastbrook Awarded Federal and State Housing Tax Credits

Village on Eastbrook has secured a \$35.5 million development package, including federal and state 4% tax credits. The financing is supported by \$17.32 million in tax-exempt bonds and \$7 million in short-term taxable bonds to launch construction.

These funds will create high-quality affordable housing through rent-restricted units. This dual award ensures the project's financial viability and expands critical housing access for the local community.





Economic IMPACT

At a Glance

\$510.0
MILLION IN ECONOMIC OUTPUT

405
JOBS SUPPORTED ANNUALLY

\$140.0
MILLION IN WORKERS' EARNING

\$296.5
MILLION IN VALUE ADDED

Economic impact estimates for Larimer County based on Housing Catalyst expenditure data from 2018 to 2024.

Understanding Our Impact

Economic impacts can be categorized into two main types. Direct economic impacts are the jobs and payroll directly created by the organization. Indirect and induced impacts result from the organization's activity. Indirect jobs and salaries are created in new or existing area businesses, such as maintenance companies and service firms, that supply goods and services to the agency. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that supply goods and services to workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U.S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts.

Generally speaking, input-output modeling attempts to estimate the changes that occur in all industries based on a change in the demand for the output of an industry. An input-output model allows an analyst to identify the subsequent changes occurring in various industries within a regional economy in order to estimate the total impact on the economy. Total economic impact is the sum of three components: (1) direct, (2) indirect, and (3) induced impacts.



2025 FINANCIALS

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



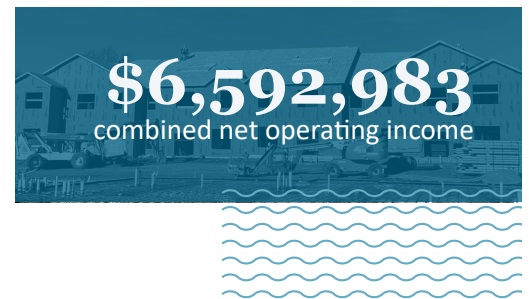
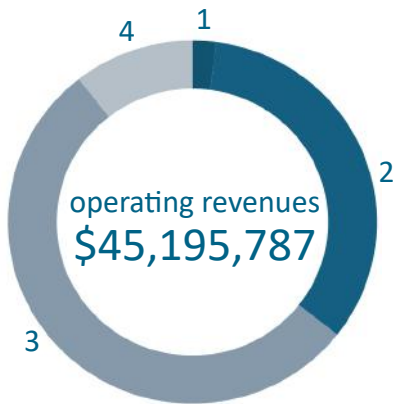
AA-
S&P Global Rating



\$233,923,557
in owned and managed assets



\$68,309,585
in liabilities



OPERATING REVENUES

1 Grants	\$932,241
2 Rent	\$15,177,945
3 Vouchers	\$24,324,295
4 Other	\$4,761,306

OPERATING EXPENSES

1 Rental Assistance	\$22,217,083
2 Administrative	\$11,116,072
3 Resident Services	\$160,995
4 Maintenance	\$2,288,607
5 Utilities	\$1,209,470
6 Other	\$1,610,577

NON-OPERATING

Depreciation Expense	\$10,003,295
Net Interest Expense	\$2,955,362
Net Sale Proceeds	\$4,994,509
Other Expense	\$599,952
Non-Operating Net	8,564,100



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 12th consecutive year. The achievement recognizes the transparency of the organization and demonstrates that financial reporting is robust and comprehensive.



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