



## PHA Profile: Housing Catalyst Redtail Ponds Supportive Housing



### Basic PHA Stats

Location: Fort Collins, CO  
 Housing Choice Vouchers: 1,169  
 Public Housing Apartments: 196

### Program Description

Housing Catalyst (formerly Fort Collins Housing Authority) opened Redtail Ponds in March, 2015, which provides 60 long-term, one and two bedroom apartments and onsite supportive services to mixed-income households, promoting stability and independence. Designed to meet the needs of homeless and formerly homeless disabled individuals and veterans, the development includes 40 supportive housing units, 15 for homeless veterans and 25 for homeless individuals. The remaining 20 units are for low-income households (up to 50% AMI). The development also includes a community kitchen, fitness area, computer room, community garden and several common areas for residents to congregate.

Project Details	
Total Number of Units	60
Total Development Cost	\$12.5 million
Number of Units dedicated to homeless or special-needs populations	40
Homeless or special-needs populations served	Homeless and Disabled Individuals and Veterans
Developer	Housing Catalyst
Owner (managing member)	Housing Catalyst
Property Manager	Housing Catalyst
Service Partners	Veterans Administration, Community Mental Health Center, Local Homeless Shelter

### Funding Sources

Capital Source	Yes/No
Low Income Housing Tax Credits	Yes
Federal (HOME, CDBG, SHP, other)	Yes
State Sources	Yes
Local Sources	Yes
Operating Source	Yes/No
Project-based Section 8	Yes
HUD-VASH vouchers	Yes
McKinney Operating	Yes
State Sources	No
Local Sources	No
Service Source	Yes/No
Project-based Section 8 cash flow	No
Medicaid	No
State Sources	No
Local Sources	No

## Challenges

One of the difficult aspects of the development for Housing Catalyst was overcoming neighborhood fear and opposition. To address concerns, Housing Catalyst hosted several outreach meetings, facilitated small group discussions and distributed “myth-busting” literature highlighting examples of successful permanent housing. They also worked with partner agencies and local shelters to develop a resident screening process that would help identify those who are most likely to need supportive housing and become stably housed. Community members who had reservations about the development were invited to help develop “Redtail Ponds Good Neighbor Statement of Operations,” a document outlining how Redtail Ponds is fully responsive and accountable to the neighboring community. Creating this neighborhood cooperation turned some of the development’s initial opponents into some of its strongest supporters.

## Awards

2016 NAHRO Award of Excellence for Project Design  
2015 Housing Colorado Eagle Award  
2015 Fort Collins Board of Realtors Housing Hero Award  
2015 Colorado NAHRO Mountain Plains Award for Affordable Housing Design  
2015 Colorado NAHRO Affordable Housing Project Award

## Rewards

After one year of operating we were able to report 95% of the residents remained stably housed, 14 had enrolled in employment training, 10 rejoined the workforce and 0 were evicted. We also received 0 complaints from neighboring homeowners and businesses.

## Words of Wisdom

“In every step of the development process we faced hurdles to overcome. Don’t give up, it is worth it and it works!”

## Contact Person for PHAs Interested in Implementing a Similar Program

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