

# COMMUNITY IMPACT REPORT

# 2024

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CREATING COMMUNITIES WHERE EVERY PERSON  
IS CONFIDENT OF A SAFE AND AFFORDABLE HOME.

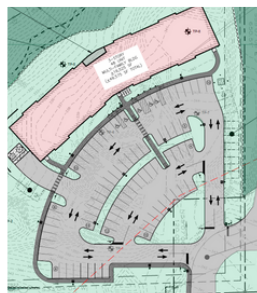


[www.CATCHhousing.org](http://www.CATCHhousing.org)

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# MISSION



To create communities where every person is confident of a safe and affordable home.

# PURPOSE

- To provide access to affordable quality housing for low to moderate-income people
- To seek innovative solutions to the development, rehabilitation, and maintenance of quality, affordable housing
- To facilitate access to educational opportunities and strategic solutions for low to moderate-income community residents regarding the economic and social problems they face
- To inspire the general public and community stakeholders to champion affordable housing solutions
- To support the development of a stable and productive economic base in local communities

# A NOTE FROM THE CEO



## **Tom Furtado** President & CEO

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This past year saw the housing crisis in New Hampshire reach new levels, as the median sales price for a single family home rose to more than \$515,000 and the average rental cost for a two-bedroom apartment surpassed \$1,800 per month. With rents increasing more than 36% in the past five years, and only 13% of the available rental units in the state considered affordable, CATCH's mission to create safe, modern housing for everyday people has become more crucial than ever.

Thanks to an award of Low Income Tax Credits, CATCH was able to break ground on a new 48-unit multi-family apartment complex in Concord, NH, in October of 2023. With construction to date proceeding on time and on budget, CATCH expects to have those apartments ready for lease by the end of 2024. In addition to new construction, CATCH has devoted substantial resources this year to undertaking necessary repairs and upgrades to existing housing in our portfolio.

Our dedicated staff and Board of Directors, committee members and volunteers all contributed to our success throughout this year, and our strategic partnerships are the catalyst that helps us effect change in the housing arena here in New Hampshire and what keeps our outlook on the future of affordable housing so positive. Thank you for your support today, tomorrow, and over the coming year.

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*Tom*

# YEAR AT A GLANCE

## MAY

### Congress Supports CATCH

Congresswoman Kuster visits CATCH's new Rosemary's Way apartment complex in Penacook, NH, in support of affordable housing.

## MAY & JULY

### Community Spaces Expanded

In May, Franklin High School students use their Day of Caring to build raised bed gardens for the residents of Franklin Light & Power. Closer to Concord, a safe and level new outdoor patio area is built in July for the residents of Friedman Court II, one of CATCH's 62+ senior living communities!

## OCTOBER

### Groundbreaking

CATCH breaks ground for the new 48-unit Davis Ridge apartment complex on Sheep Davis Road in Concord.

## MARCH

### Recognition for Housing Heroes

CATCH hosts its annual benefit fundraiser "Keys to a Brighter Future" to raise crucial funds for CATCH while recognizing those who have advocated for and positively impacted the issue of affordable housing.

# HOUSING CHAMPIONS THE BOARD

The Board of Directors at CATCH Neighborhood Housing is comprised of individuals who are passionate about affordable housing. In both their personal and professional lives they have seen what is possible when everyone is confident of a safe and affordable home. Our board is comprised of residents, representatives of fellow community-based organizations, local business leaders, and elected representatives. Throughout our long history, we have been supported by hundreds of talented, and dedicated individuals. We are honored to share with you our current slate of Directors:

## Officers:

James M. Gallagher III, Chair, Windham, NH | Merrimack County Savings Bank  
Jeff Feingold, Vice Chair, Manchester, NH | New Hampshire Business Review  
Oresta "Rusty" Mosca, CPA, Treasurer, Concord, NH | Nathan Wechsler & Company  
Byron O. Champlin, Secretary, Concord, NH | Concord City Councilor

## Directors:

Donna Bailey, Merrimack, NH | OSI Systems Inc.  
Greg Chakmakas, Manchester, NH | Sheehan Phinney Bass + Green  
Greg Lessard, Concord, NH | Concord Coalition to End Homelessness  
Aki Mathieu, Reston, VA | Reston Hospital Center  
Chris Nadeau, Concord, NH | Nobis Group  
Julie Palmeri, Concord, NH | Concord Housing + Redevelopment  
Suzi Pegg, Concord, NH  
Beth Slepian, MBA, PT, Salem, NH | Granite VNA  
Tim Wade, Londonderry, NH | M&T Bank  
Mary Beth Walz, Bow, NH | Former NH State Representative  
Todd Watson, Gilford, NH | Franklin Savings Bank  
Safiya Wazir, Pembroke, NH | Ascencia

# FINANCIAL SNAPSHOT

April 1, 2023 through March 31, 2024

The state of CATCH's finances is strong. The management team's focus on maximizing revenues and reorganizing internally to create operational efficiencies has proven to be the correct course for the organization. Leveraging technologies has allowed both cost savings and an improved ability to introduce innovation throughout the organization.

<u>Revenue</u>	<u>2023</u>	<u>2024</u>
Total Revenue & Support	\$6,095,574	\$6,662,111
Grants & Contributions	\$785,792	\$318,409
Rental Revenue	\$4,509,694	\$4,894,015
Professional Services Revenue	\$695,768	\$1,334,102
Other Revenue	\$104,320	\$115,585
<u>Expenses</u>		
Total Expenses	\$7,147,230	\$7,703,055
Personnel	\$1,910,960	\$2,209,681
Utilities	\$499,652	\$509,554
Repairs & Maintenance	\$827,211	\$932,014
Interest	\$587,695	\$582,816
Property & Other Taxes	\$704,901	\$692,774
Insurance	\$299,768	\$383,057
Depreciation & Amortization	\$1,644,427	\$1,721,931
Other	\$672,616	\$671,228

~ Full financial statements available upon request.

THANK YOU TO THE FOLLOWING INDIVIDUALS  
AND FAMILIES FOR SUPPORTING CATCH AND OUR MISSION.

Anonymous (4)  
Micah Aders  
Joseph Allen  
Patrick Allen  
David Anderson  
Doug Andrade  
Russell Aubertin  
Stephen Audet  
Glenn Baker  
Keith Ballingall  
Tracy Banks  
Kyle Battis  
Mark Beauchesne  
Jake Berry  
Roland Berube  
David Bessey  
Mike Bishop  
Alexandre Blouin  
Philip Boucher  
Pat Brennan  
Sarah Brown  
Donald Burns, in memory  
of Katy Burns  
Robert Carrigg  
Larry Caruso  
Patrick Cassell  
Greg Chakmakas  
Byron and Susan Champlin  
Clifford Chase  
Jason Cheney  
Mark Ciborowski  
John Cimikoski  
Philip Cistulli  
Paul and Carolyn Clark  
Randy Cleveland  
Michael Cole  
Jeff Connor  
Matthew Corson  
Nicholas and Evelyn Cort  
Emily Cowan  
Barry and Nancy Cox  
Matthew and Kelli D'Amore  
Robert Dapice  
Janet and George DeVito  
Marc Dombrowski  
Phil Donovan  
Samuel Doyon  
Steve Doyon

Sean Drake  
Scott Drake  
Michael Drumm  
David Duford  
Juliana Eades  
Christopher Emond  
B.J. Entwisle  
Jeff and Elizabeth Feingold  
Jim Figueira  
Richard Finkelson  
Matt Fish  
John Flanders II  
Jane and Roger Fletcher  
Walter Fredette  
David and Ellen Fries  
Charles Fritz  
Tom and Laura Furtado  
James and Kimberly Gallagher  
Rondi and Geoff Gannon  
Rolf Gesen  
Joan Gilmore and Mark Dunn  
Hansi and Bill Glahn  
Lorraine and Leo Graciano  
Kevin Gray  
William Hall  
Mark and Doris Hampton  
Corey Hartson  
John Hattan  
Jennifer and Jeff Hawkins  
Peggy Herbert  
Cody Herrick  
Michael Herrick  
Scott Herrick  
Walter Herrick  
William Hickey  
Laurel Horne and Andrew Duncan  
Ron Huizen  
Tom Inzinga  
Lydea Irwin  
Kevin Jack  
Harold and Betsy Janeway  
Pierre-Luc Julien  
Christopher June  
Richard Kelly  
Sean Kelly  
Nathan Kendrick  
Arthur and Mio Kerr  
Alden and Suzanne King

Dan and Kristen King  
Gerri and Ron King  
David Koestner  
Ken and Beth Koornneef  
Tony Korjagin  
Jennifer Kuzma  
Lee Lajoie  
Kevin Lawler  
Frank and Joyce Lemay  
Michael and Elizabeth Lenehan  
Jeffrey and Serena Levine  
Sean Locke  
Marc Lussier  
Dave Mailhot  
Sam Malesa  
Bryan Marabella  
Bryanna Marceau  
Walter Marsh  
Matthew Mayberry  
Chuck McGee  
Killeen McGowan  
Brett Merrill  
John Merrill  
Charles Morgan  
Rusty and Pam Mosca  
Michael Mounsey  
Brien Murphy  
Douglas Murphy  
Eric Murphy  
J. Chris Nadeau  
Stephen Normand  
William Norton  
Michael O'Meara  
James Paine  
Alexandria Panagiotakos  
Darryl Parker  
Nick and Ruth Perencevich  
Chris Peterson  
Jacob Pfaff  
Brian Pierce and Dorothy  
Leach-Pierce  
Erle B. Pierce  
Christopher and Margaret Porter  
James Ramsay  
Judith Reed  
Robert Reed  
Ronald Reed  
Eric Reid



Frederick Richards  
Jennifer Roach  
Christopher and Katie Robert  
Robert and Susan Rock  
James Rosenberg  
Steven and Kimberly Rothenberg  
Maureen Rowley  
Lynne Sabean  
Molly Sanborn  
Richard and Joyce St. Onge  
Tim St. Onge  
Justin Santos  
David Sarette  
David Scalise  
Steve and Christine Scheiner  
James Schlosser  
Mark Scura and Maureen  
Redmond-Scura  
Lon Setnik  
Paul Shea

Michael and Virginia Sheehan  
Joseph Shoemaker  
Craig Shufelt  
Richard and Judith Silverberg  
Ryan Simard  
Timothy Sink  
Sean Skabo  
Beth and Matthew Slepian  
Jonathan Smith  
Carol and Gary Sobelson  
Brent Sowle  
Mike Speikers  
Wayne Stickney  
Kevin and Lynda Swenson  
Kurt and Elaine Swenson  
Darren Taylor  
Nancy Tisdale  
John E. Tobin Jr. and Karen L.  
Ryan  
Robert and Ellen Tourigny

Chuck Tracy  
Kelly and Craig Untiet  
Peter and Leslie Van Berkum  
James C Van Dongen  
Esfandiyar Vazeery  
Andrew Violette  
Tim and Esther Wade  
Jerry and Ann Walls  
Todd and Jennifer Watson  
Timothy Wear  
Kurt Webber  
Douglas and Tara Weckstein  
Don Weese  
Chris Weldon  
Christopher Williams  
Michael Wimsatt  
Logan Young  
Susan and Mark Zankel  
Jeffrey Zellers and Eileen  
McCarthy

## THANK YOU TO THE FOLLOWING ORGANIZATIONS AND BUSINESSES FOR SUPPORTING CATCH AND OUR MISSION.

ADF Flooring  
b-fresh  
Bank of New Hampshire  
Berger Family Fund  
Bishop's Charitable Assistance Fund  
Bonnette, Page & Stone  
Burnell Johnson Architects  
Ciborowski Associates  
Credere Associates, LLC  
DEW Construction  
Eastern Bank Foundation  
Evernorth  
Federal Home Loan Bank of Boston  
Fidelity Charitable Foundation  
Franklin Savings Bank  
Granite United Way  
Grappone Automotive Group  
Harvard Pilgrim Healthcare  
The Arthur M. & Patricia L. Heard Fund  
Norman N. & Gale R. Hochgraf  
Charitable Foundation  
HUB International  
Irish Electric Corp.  
KDL Commercial Cleaning  
Lincoln Financial Foundation  
Lincoln Financial Group  
M&T Bank  
M&T Charitable Foundation

Mainstay Technologies  
Merrimack County Savings Bank  
Metzger/McGuire  
Milestone Construction, LLC  
Nathan Wechsler & Co  
Nazy Entertainment DJs  
NeighborWorks America  
New Hampshire Housing  
New Hampshire Charitable Foundation  
Nobis Group  
Otis Atwell  
Premiere Properties  
RBC Capital Markets  
Rise and Shine Retrievers  
Rotary Club of Concord, NH  
Sanel NAPA  
Santander Bank N.A.  
Sheehan Phinney Bass + Green  
St. Mary's Bank  
Suncook Family Dental  
Swenson Granite  
The Barn at Bull Meadow  
The Give Lively Foundation  
The Pinnacle Foundation  
The Red Blazer Restaurant & Pub  
Unitarian Universalist Church  
Womankind Counseling Center

**\*\*We are grateful for every single one of our donors. If we have misspelled or omitted your name in error, please notify Judy Loto at [jlooto@catchhousing.org](mailto:jlooto@catchhousing.org) or call 603-715-8338.**

# KEYS TO A BRIGHTER FUTURE

## 2024 EVENT SPONSORS

### LEAD SPONSOR



**MERRIMACK**  
COUNTY SAVINGS BANK

### GOLD SPONSORS



### SILVER SPONSORS



### BRONZE SPONSORS



### BENEFACTORS

b-fresh  
Burnell Johnson Architects  
Harvard Pilgrim Health Care  
Suncook Dental



# PROGRAM SUPPORT GRANTS

CATCH receives targeted funds from both public and private organizations to support our mission. Here are some highlights of that work this year:

## \*OUTREACH & PUBLIC AWARENESS

### ***Santander Bank, N.A.***

Thanks to Santander Bank N.A., CATCH will be able to raise public awareness about the need for affordable housing, share information about the services CATCH offers, and eliminate popular misconceptions through monthly live radio interview spots with Binnie Media's Jack Heath on his popular radio show "Good Morning, NH." In addition, daily PSAs about CATCH and its mission will be played on several regional radio stations, reaching tens of thousands of people each day.



## \*BUILDING COMMUNITY

### ***Rotary Club of Concord, NH***

A community's strength lies in its ability to foster belonging and provide a sense of connection, which is essential for individual well-being, personal growth, and developing a sense of optimism for the future. No one understands the power of community better than Rotarians. Thanks to this generous gift, Rosemary's Way will have a new, spacious community room and a landscaped patio area complete with an outside built-in grill, privacy fencing, and picnic tables perfect for resident gatherings.



## \*RESIDENT HEALTH & WELLNESS

### ***Merrimack County ARPA***

The funding from this grant will allow CATCH to hire Premier Park & Play, LLC to install a much needed safe and accessible playground with safe fencing for the many children that reside at the Bow Vista properties. Outdoor playspaces that provide exercise, fresh air, and social opportunities are essential to the health and wellness of our youngest residents.



## \*OPERATIONS & PRE-DEVELOPMENT

### ***NeighborWorks America***

NeighborWorks American funding provides crucial financial support for predevelopment and essential operations.



# PROGRAM HIGHLIGHTS



Founded in 2013, Alliance Asset Management provides a range of services that enable and support comprehensive and strategic management and oversight of residential and commercial properties. Our amazing team is unique in its thorough understanding of the affordable housing process, the needs of different kinds of real estate management, the requirements of our regulators, and the importance of supporting of our tenants.

This past year, our Alliance employees have provided the highest level of service to our tenants by responding promptly to maintenance requests and client needs, processing applications and leases quickly with professionalism and respect, and connecting tenants with the services they need to be engaged neighbors and successful community members.



**Our  
Team!**



# WHO WE SERVE

# CATCH IN NUMBERS

OUR HOUSING PROGRAM SUPPORTS:



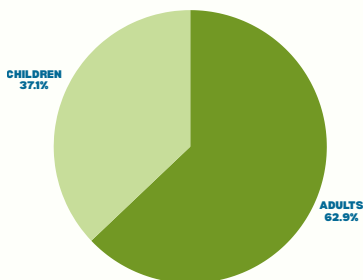
# 893

**INDIVIDUAL RESIDENTS**

The U.S. Department of Housing and Urban Development (HUD) states that housing is “affordable” when the household is paying no more than 30% of its gross income for rent and utilities. In partnership with HUD, we make the majority of our units available to residents based on this principle. Learn more about the residents who call these units home:

**\$115,100**  
MERRIMACK COUNTY AREA  
MEDIAN INCOME

**\$0 TO  
\$71,400**  
INCOME RANGE OF  
CATCH'S AFFORDABLE  
HOUSING RESIDENTS



**The ratio of  
ADULTS to CHILDREN  
in CATCH households**



**Households in CATCH units  
range between 1 and 7 people**

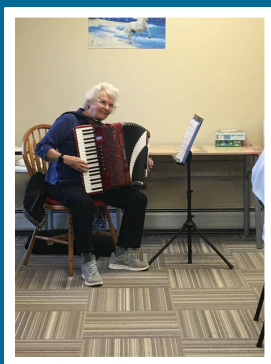
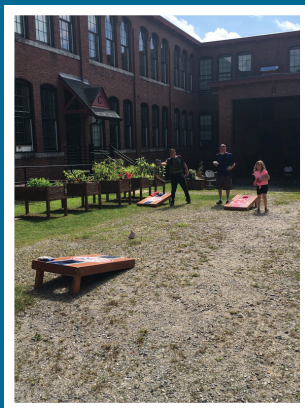
# HOUSING IS HEALTH

# RESIDENT SERVICES

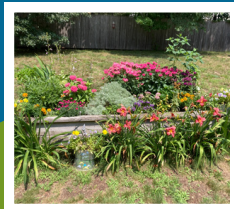
As Americans, we understand that a happy, healthy, and successful life is influenced by many social factors including:

- \*EDUCATION,
- \*HEALTH CARE,
- \*NEIGHBORHOOD & HOME,
- \*FAMILY & FRIENDSHIPS, and
- \*EMPLOYMENT & PERSONAL FINANCES.

These factors are the focus of CATCH's Resident Services Program. Through this program we help our residents make connections to the regional medical and social service agencies that will support them on their journey to find health, wealth, and happiness.



From community gardens to social events, outside fun & music.



# HOUSING ADVOCACY LEGISLATION FOR NH



On May 2, 2023, Congresswoman Ann McLane Kuster (NH-02) and Ignatius MacLellan, managing director of New Hampshire Housing, visited CATCH's most recently completed development: Rosemary's Way. Congresswoman Kuster continues to be an outspoken advocate for affordable housing whether through favorable legislation or securing congressionally designated funding for individual projects.

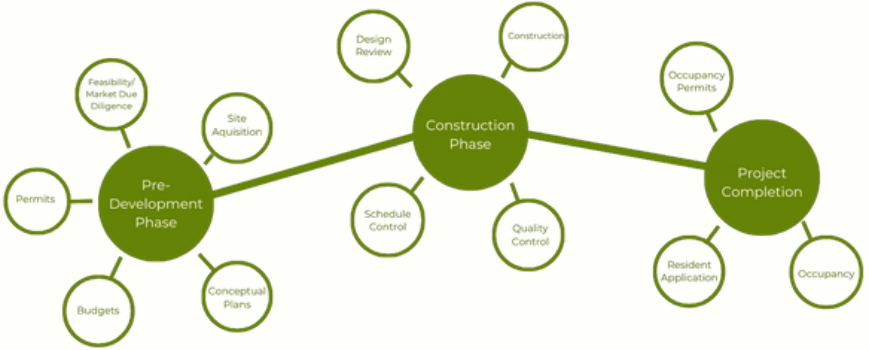
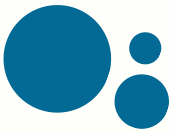
"We are grateful for Rep. Kuster's continued partnership," commented Tom Furtado, President and CEO of CATCH. "Access to safe, affordable housing remains a tremendous challenge for families throughout Merrimack County. It is truly an 'all hands on deck' moment for organizations like ours, local employers, and our elected representatives at all levels. Open communication and collaboration are imperative to ensure we solve this problem once and for all."

As part of our mission, CATCH continues to advocate for safe and affordable housing at the local, state and federal levels.

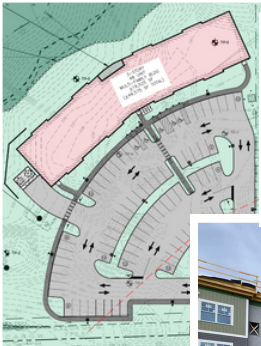




# BUILDING HOUSING REAL ESTATE



The cornerstone of CATCH's work, and the source of our greatest impact in the community, is the development of new affordable workforce housing units throughout Merrimack County and other surrounding areas. The process to plan, build, and operate these units is complex and the time it takes to complete a project from start to finish can take several years. Our team is committed to addressing the challenges associated with affordable housing head on by exploring all housing options, from building new apartment buildings to renovating existing structures, and exploring innovative affordable options including manufactured housing.



## Davis Ridge

In October 2023, CATCH broke ground on a new 48-unit apartment complex on Sheep Davis Road in Concord. This building will have one-, two-, and three-bedroom apartments, free parking, a playground, and spacious community areas.





# HOME OWNERSHIP HOMEteam

HOMEdteam celebrates its 10<sup>th</sup> anniversary in 2024! An independent organization made possible by the partnership of **CATCH Neighborhood Housing, Neighborworks Southern New Hampshire, and Lakes Region Community Developers**, since 2014, HOMEdteam has offered support for those residents interested in purchasing, renting, or maintaining a home. Whether a first-time homebuyer, a long-term homeowner, or a renter just beginning to save for a home, HOMEdteam provides access to the resources and advice needed to make good decisions throughout the entire home owning journey.

In Fiscal Year  
2024:

**7**  
LANDLORDS  
TRAINED

**118**  
HOUSEHOLDS  
EDUCATED

**10**  
SUCCESSFUL  
HOMEBUYERS

"Without the help from the  
HOMEdteam I don't think we would  
be in our house or where we are  
right now."

- HILARY



**HOMEdteam**  
Helping You Get Home Smart

**10**  
YEARS

# ANNUAL EVENT KEYS TO A BRIGHTER FUTURE

On Friday, March 8, CATCH Neighborhood Housing hosted its annual benefit fundraising event “Keys To A Brighter Future” at the Barn at Bull Meadow with more than 130 supporters in attendance. This annual celebration recognizes several individuals and organizations who have had a meaningful impact on affordable housing in New Hampshire as well as honoring the CATCH staff, volunteers, donors, and residents who are responsible for CATCH’s success. This event gives CATCH a chance to celebrate its achievements while highlighting the ongoing need for affordable housing throughout Merrimack County.



## Nobis Group

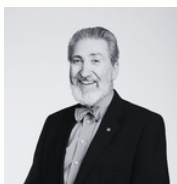
### 2024 Business Partner of the Year



For nearly thirty years, Nobis and CATCH have worked together on countless projects to bring hundreds of affordable housing units to the public in Merrimack County. Nobis' expertise and environmentally friendly approach to its engineering solutions is widely recognized and respected by city and town planners, which makes short work of permitting and city approvals.

## Byron Champlin

### 2024 Volunteer of the Year



Long before Champlin became Concord, New Hampshire's mayor, he demonstrated an incredible commitment to CATCH and affordable housing in Merrimack County, volunteering countless hours as a CATCH Board member and serving as part of the Executive Committee. With his signature bow tie, cheerful smile and unending network of friends and connections, Champlin promoted CATCH's mission through all of his local interests, from the Task Force on the Economy to the Concord Chamber of Commerce, Leadership New Hampshire, Capitol Center for the Arts, and Concord City Council.

## Eastern Bank's Community Lending Division

### 2024 Helen M. Greene Visionary Award



Eastern Bank has provided much needed construction and permanent financing for CATCH's affordable housing developments, often serving as the tax credit investor for these properties as well. Eastern Bank's team used their creativity and passion for affordable housing to help make sure that even in the midst of a pandemic when so many projects were put on hold, the Rosemary's Way development could continue to completion. More recently, Eastern Bank stepped up to provide financing and equity investment to make CATCH's future Davis Ridge development in Concord, New Hampshire, a reality.

## Dan Kierce, RBC Community Investments

### 2024 Rosemary Heard Housing Champion Award



"To be a champion of safe and affordable housing means to be willing to get involved, roll up your sleeves, and make it happen. I had heard all about Dan long before I actually met him myself. Dan had worked with my predecessor Rosemary Heard on several deals and had earned her utmost respect. RBC Community Investments serves as a syndicator of our tax credits, basically turning fancy pieces of paper that say 'Tax Credit' into the actual money that we use to build our communities. This is a very complicated and competitive industry, with a lot of volatility, especially during and after Covid. Getting a deal done takes an individual willing to work hard and advocate for that housing development. That is what Dan has done and continues to do for CATCH." -**Tom Furtado, President & CEO**

