


COMMUNITY IMPACT REPORT

2023

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




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 real property and quality housing for low to moderate-income people
- To promote and facilitate the development, rehabilitation, and maintenance of quality, affordable housing
- To focus the creative energies of low to moderate-income community residents regarding the economic and social problems they face
- To educate the general public, and community stakeholders regarding 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

CATCH completes another year of serving the residents of Merrimack County with affordable housing options at a time when the need has never been greater. Our dedicated staff and Board of Directors, committee members and volunteers all contributed to our success throughout the year.

Our real estate development activities continue and, after an extremely competitive application process, we received an allocation of Low Income Housing Tax Credits for the development of 48 new residential apartment units for more Concord families to call home in 2025. We also added two parcels to our real estate portfolio for future development. One of the parcels will be developed in strategic partnership with another mission-driven, nonprofit organization.

As you work your way through this Impact Report, you will see details of our work throughout the year. It is our partnerships that help us to 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.



YEAR AT A GLANCE

JULY

Families Move In

Rosemary's Way in Penacook becomes fully occupied and home to 42 families.

OCTOBER

Low Income Housing Tax Credit

CATCH is awarded Low Income Housing Tax Credits to develop 48 apartments on Sheep Davis Road in Concord.

DECEMBER

Congress supports CATCH

Through partnership with both Congresswoman Kuster and Senator Shaheen, CATCH was selected to receive congressionally designated funds to support the development of additional affordable housing.

MARCH

Partnerships for Housing

CATCH and Neighborworks of Southern NH have begun a joint venture to develop an affordable housing property in Epsom

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 every one 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, 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
Rusty Mosca, CPA, Treasurer, Concord, NH | Nathan Wechsler & Company
Byron Champlin, Secretary, Concord, NH | Concord City Councilor

Directors:

Donna Bailey, Merrimack, NH | OSI Systems Inc.
Greg Chakmakas, Manchester, NH | Sheehan Phinney Bass + Green
Nancy Egner, Hillsboro, NH | Dartmouth Hitchcock Health, Heater Road Clinic
Greg Lessard, Concord, NH | Consultant
Aki Mathieu, Deerfield, NH | Parkland Medical 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 | Ascendria

FINANCIAL SNAPSHOT

April 1, 2022 through March 31, 2023

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.

Revenue

Total Revenue & Support	\$6,095,574
Grants & Contributions	\$785,792
Rental Revenue	\$4,509,694
Professional Services Revenue	\$695,768
Other Revenue	\$104,320

Expenses

Total Expenses	\$7,147,230
Personnel	\$1,910,960
Utilities	\$499,652
Repairs & Maintenance	\$827,211
Interest	\$587,695
Property & Other Taxes	\$704,901
Insurance	\$299,768
Depreciation & Amortization	\$1,644,427
Other	\$672,616

~ Full financial statements available upon request.

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

Anonymous
Anonymous
Anonymous
Donna Bailey
Tori Berube
Stefanie Breton
Donald and Katherine Burns
Arthur Casavant and Margaret Kirby
Greg Chakmakas
Byron and Susan Champlin
Mark Ciborowski
Elizabeth Clardy and Richard Nelson
Courtney Conner
Matthew and Kelli D'Amore
Janet and George DeVito
Juliana Eades
Nancy Egner
B.J. Entwisle
Lucia Ewing
Ivor and Barbara Freeman
David and Ellen Fries
Tom and Laura Furtado
James and Kimberly Gallagher
Kaitlyn and Craig Gallagher
Rondi and Geoff Gannon
Joan Gilmore and Mark Dunn
Wilbur and Hansi Glahn
Lorraine and Leo Graciano
Julie and Brian Hafferkamp
Christian Hallowell and
Cynthia Morrison
Martha Hammond
Josh Hardy
John Hattan
Jennifer and Jeff Hawkins
Jonathan Heard
Peggy Herbert
Noah Hodgetts
Lydea Irwin
Harold and Betsy Janeway
Debra Johnson
Roger Keilig
Duke Kline
Ken and Beth Koornneef

Angie Lane
Amanda LaRoche
Sylvia and Robert Larsen
Scott Laughinghouse
Frank and Joyce Lemay
Michael and Elizabeth Lenehan
Jeffrey Levine and Serena Levine
Ignatius MacLellan and
Eleanor Holmes MacLellan
Bryanna Marceau
Scott Metzger
Elizabeth Moore and Mia Joiner-Moore
Rusty and Pam Mosca
William Norton
Michael O'Meara
Alexandria Panagiotakos
Suzi and Jeremy Pegg
Nick and Ruth Perencevich
Brian Pierce and Dorothy Leach-Pierce
James Ramsay
Judith Reed
Robert and Susan Rock
Maureen Rowley
Lynne Sabeau
Nadine Salley and George Helwig
Erin Schaick
James Schlosser
Mark Scura
Michael and Virginia Sheehan
Richard and Judith Silverberg
Phil Sletten
Laura Smith
Carol and Gary Sobelson
John E. Tobin Jr.
Kelly and Craig Untiet
James C Van Dongen
Mary Beth Walz and Harry Judd
John and Dina Weber
Douglas and Tara Weckstein
Scoop Welch
Michael Wimsatt
Susan Zankel
Jeffrey Zellers and Eileen McCarthy



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

ADF Flooring
Amazon Smile
Bangor Savings Bank
Bank of New Hampshire
Bar Harbor Bank and Trust
Bonnette, Page & Stone
Credeire Associates, LLC
DEW Construction
Easter Seals
Eastern Bank
Evernorth
Federal Home Loan Bank of Boston
Franklin Savings Bank
Goodwill of Northern New England
Granite United Way
Harvard Pilgrim Healthcare
The Arthur M. & Patricia L. Heard Fund
Norman N. & Gale R. Hochgraf
Charitable Foundation
HUB International
Jeanine & Company LLC

Lincoln Financial Foundation
McLane & Middleton
Merrimack County Savings Bank
Nathan Wechsler & Co
Nazzy Entertainment DJs
NeighborWorks America
NeighborWorks Southern New Hampshire
New Hampshire Housing
NH Charitable Foundation
Nobis Group
Northeast Delta Dental
Northway Bank
Otis Atwell
Premiere Properties
RBC Community Investments
Sanel NAPA
Santander Bank
Sheehan Phinney Bass + Green
St. Mary's Bank
The Barn at Bull Meadow
Womankind Counseling Center

WE WANT TO HEAR
FROM YOU.

SCAN THE QR CODE OR VISIT US AT
WWW.CATCHHOUSING.ORG/MISSIONIMPACT
AND SHARE YOUR THOUGHTS ON THE NEED
FOR AFFORDABLE HOUSING.



MAKING COMMUNITY HOME

2023 EVENT SPONSORS

LEAD SPONSOR



MERRIMACK
COUNTY SAVINGS BANK

GOLD SPONSORS



**Bank of
New Hampshire**



HUB

SILVER SPONSORS



Nathan Wechsler
Accountants & Business Advisors



nobis



**SHEEHAN
PHINNEY**



FHLBank Boston
Strategic partnerships. Reliable funding.



St. Mary's Bank



Eastern Bank
JOIN US FOR GOOD



BRONZE SPONSORS



**Harvard Pilgrim
Health Care**
a Point2Health company



**NEW HAMPSHIRE
HOUSING**



**CREDERE
ASSOCIATES, LLC**



evernorth
meeting to communities. Building possibilities.

BENEFACTORS

DEW Construction
Jeanine & Company
RBC Community Investments
The Barn at Bull Meadow



PROGRAM SUPPORT GRANTS

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

RESIDENT EMPOWERMENT PROGRAM

Goodwill of Northern New England



The funding from this grant provided CATCH with gift cards to be used at local Goodwill of Northern New England retail stores. The cards were distributed to residents upon request and helped to purchase clothing, furniture, personal care products for those in need. Together, CATCH and Goodwill NNE were able to provide residents with stability and an increased quality of life.

PREDEVELOPMENT FUND

Granite United Way



The funding from this grant provided CATCH with the means to engage the preliminary engineering, legal and environmental work necessary to obtain Major Site Plan approval for our latest development on Sheep Davis Road from the City of Concord Planning Board in July 2022. With an approved Major Site Plan, we were able to submit an application for a highly competitive Low Income Housing Tax Credit Reservation, which was awarded to us in October 2022.

PROGRAM HIGHLIGHTS



CATCH's property management entity, Alliance Asset Management, Inc., has spent the year supporting our residents, improving our properties, and ensuring the financial vitality of our organization. Alliance's dedication to going beyond standard expectations of building positive relationships between residents and their communities ensures residents receive quality, affordable housing and clients maintain above average occupancy rates.

While Alliance was originally created to bring property management in-house, the team is now able to provide these services to organizations outside of CATCH. Alliance currently supports fellow non-profit real estate developer, The Housing Partnership and other local housing providers. We are seeking additional partners for 2024.

WHO WE SERVE

CATCH IN NUMBERS

OUR HOUSING PROGRAM SUPPORTS:



904

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:

\$116,000
MERRIMACK COUNTY AREA
MEDIAN INCOME



**\$0 TO
\$50,300**
INCOME RANGE OF
CATCH HOUSEHOLDS

2.09
AVERAGE NUMBER OF
HOUSEHOLD MEMBERS



Households in CATCH units range
between 1 and 7 people

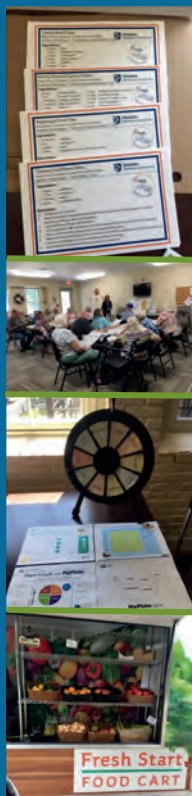
HOUSING IS HEALTH

RESIDENT SERVICES



For much of the last century, we have understood that a happy, healthy, and successful life is influenced by many factors. Those factors, the Social Determinants of Health (pictured above), are the focus of CATCH's Resident Services Program.

Through this program we have supported residents in accessing the services of local medical and social service agencies, identifying and obtaining financial assistance, and growing their knowledge and comfort engaging in self-advocacy and making healthy, productive choices.

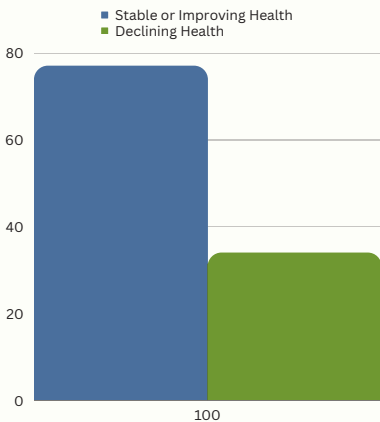


5 YEARS AND COUNTING

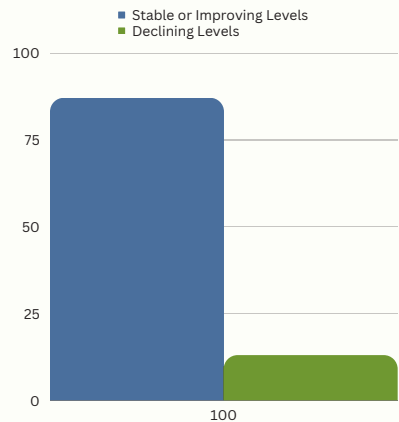
THE PATHS PROGRAM

In 2017, CATCH Neighborhood Housing and Granite VNA, joined forces to launch a first of its kind initiative in NH. Positive Aging Through Home Supports or the PATHS program, uses a team approach to support older adults in staying active and independent while managing their chronic conditions. The program, offered at no charge to residents of Friedman Court II in Concord, has made a substantial impact on the lives of those who participate in it.

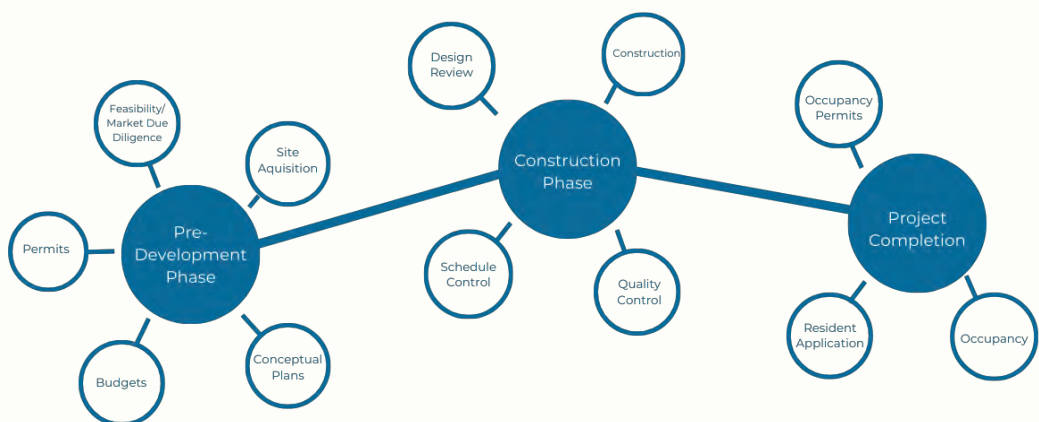
Improved health.



Increased self-efficacy.



BUILDING HOUSING REAL ESTATE



The cornerstone of CATCH's work, and our impact, is the development of new affordable housing units throughout Merrimack County. The process we undergo to plan, build, and operate these units is complex. Our team remains committed to addressing the complexity and confronting challenges head on and as a result, we are pleased to announce our newest development will come online January 2025.



COMING 2025

48 ADDITIONAL RENTAL
APARTMENTS IN CONCORD!



HOME OWNERSHIP

HOMEteam

HOMEteam is an independent organization made possible by the partnership of CATCH Neighborhood Housing, Neighborworks Southern New Hampshire, and Lakes Region Community Developers. It offers support for those residents interested in purchasing, renting, or maintaining a home.

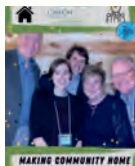
Whether a first-time homebuyer, a long-term homeowner, or a renter just beginning to save for a home, HOMEteam provides access to the resources and support needed to make good decisions throughout the home owning journey.

HOMEteam partners with local professionals like Brenda Perkins of EXP Realty (pictured below) to ensure families have accurate, timely information.



ANNUAL EVENT **MAKING COMMUNITY HOME**

On Thursday, March 23, CATCH Neighborhood Housing hosted its Annual Event, Making Community Home. The annual celebration of CATCH staff, volunteers, donors, and residents, served to highlight the ongoing need for affordable housing throughout Merrimack County as well as recognize several individuals and organizations who have made a meaningful impact.



City of Concord Planning Division

2023 Community Collaborator of the Year



Through their support of local elected officials and community members, the City of Concord Planning Division has supported countless efforts to address the challenge of affordable housing from initial stages of concept development to construction and inspection.

Sheehan, Phinney, Bass + Green

2023 Business Partner of the Year



For more than 25 years, Sheehan Phinney Bass + Green has represented developers in the creation and preservation of affordable multi-family housing communities throughout New England. Members of the firm's Affordable Housing Group have served on our board, on our committees, and sat shoulder to shoulder with us as we have tackled challenges, addressed concerns, and brought hundreds of affordable units to life.

Ken Koornneef

2023 Volunteer of the Year



Ken has served as a key supporter of CATCH for over 20 years, including 7 years as a member of the Board of Directors, two of which as Board Chair. During that time he has used his expertise as a civil engineer to guide CATCH's development efforts and increase access to affordable housing throughout our community.

Robert Tourigny

2023 Helen M. Greene Visionary Award



As Executive Director of NeighborWorks Southern New Hampshire, Robert Tourigny has proven himself a true visionary. He has overseen the development and rehabilitation of nearly 1,500 units of affordable housing and community facilities in his career, totaling more than \$175 million in investments.

Art Casavant

2023 Rosemary Heard Housing Champion Award



Art spent much of his 42 year career in commercial banking, lending, investing and in Community Development. In roles at People's United Bank, M&T Bank and JP Morgan, Art facilitated the investment in affordable housing in more than 20 states. In addition to serving on our Board of Directors for 8 years, Art was an active board member for not-for-profit organizations throughout New England.





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Concord, NH 03301