MISSION: BROTHERS REDEVELOPMENT INC.
Established in 1971, Brothers Redevelopment is a Denver-based nonprofit organization that provides a range of housing solutions for the region’s low-income, elderly and disabled residents.

CONTACT US:
Mail: 2250 Eaton Street, Suite B, Denver, CO 80214
Phone: 303-202-6340
Fax: 303-274-1314
Email: info@BrothersRedevelopment.org
Website: www.BrothersRedevelopment.org
Twitter: @Bros_Redevelop
Facebook: BrothersRedevelopment

PROGRAMS AND SERVICES
Affordable Housing
Brothers Property Management: 13 Communities
Aging in Place Senior Services Coordination
Colorado Housing Connects Education, Counseling
Home Modification & Repair - Paint-A-Thon

GET INVOLVED:
Volunteer • Nominate a Senior for House Painting • Sponsor a Home • Donate

2017 ANNUAL REPORT
TAKING THE HIGH ROAD HOUSING SUSTAINABILITY

BROTHERS REDEVELOPMENT INC.
SINCE 1971

BROTHERS REDEVELOPMENT INC.
SINCE 1971
Brothers Redevelopment takes the high road for housing solutions

What an extraordinary year Brothers Redevelopment just ended in 2017. We grew our brand, services, properties and geographical footprint with a masterful mix of innovation and legacy programs.

Brothers launched its Aging In Place initiative, coordinating an impressive array of services and resources for seniors that augment our housing solutions. We help Coloradans seniors find and arrange for everything from healthy food to recreation and transportation, all neatly packaged in one-stop “shopping” at Brothers. Yet there is no charge for our services.

Last year we bundled programs and created new ones in ways that fully support the elderly, enabling them to stay in their homes, improve their homes or find better ones. Bottom line: We help seniors get to their sweet spot. And putting a roof overhead is just the beginning of what Brothers now offers them.

In 2017 we set the stage for big developments, now unfolding in 2018 — such as the March 21 groundbreaking of the 39-unit Paris Family Apartments in Aurora. The current economic climate made it a hard shovel to get in the ground. Paris required an unprecedented investment by the City of Aurora and all of Brothers’ expertise, resources and perseverance to weld together a unique alliance of public, private, nonprofit and philanthropic partners. We did it.

Construction is underway. The two- and three-bedroom units are set to open in May 2019.

Brothers also acquired its first residential community in Erie – The Victor F. Smith Senior Apartments. Situated on more than 5 acres, the 12-unit community offers homes to Weld County residents 60 and older. Building on what we’ve learned in recent real estate transactions, we hope to develop the site into a much larger community in the next few years.

And, of course, we had to start planning a blowout bash in May 2018 for the 40th Birthday of the Paint-A-Thon. A colorful program in its prime, Paint-A-Thon volunteers paint 100 home exteriors a season for seniors, veterans, persons with disabilities and other Coloradans.

Fixing other problems for homeowners is the job of our Home Modification and Repair Department. It’s been busy extending its reach in Colorado Springs and unincorporated El Paso County. Now, alongside the two pillars of Paint-A-Thon and Home Modification & Repair, Brothers Redevelopment has added a third – Senior Services Coordination. It’s all part of our Aging in Place Initiative. Brothers’ senior navigators make it their mission to help older Coloradans thrive in every way.

In 2017 we set the stage for big developments, now unfolding in 2018.

leaving rehabilitation. These tenants and Brothers have the backing of one of the state’s strongest safety-net programs, Colorado Choice Transitions, which assists select members of Health First Colorado (Colorado’s Medicaid program).

Brothers Property Management continues to upgrade the 13 affordable-housing communities we own and manage. We added Resident Service coordinators to five communities in 2017 and will expand this important new benefit to other properties.

This year, we also started providing maintenance services to another local nonprofit, People House, a healing community in west Denver that honors the mind-body-spirit connection.

We look forward to learning even more about the needs of Coloradans and discovering better, more cost-effective ways to meet them on the high road.

Jell Martinez, President
All roads lead to Brothers Redevelopment’s housing solutions

Data is for Fiscal Year October 1, 2016, to September 30, 2017, except where new programs are indicated:*1

**Property Management**
- 527 subsidized apartments for seniors, veterans, people with disabilities, low-income families

**Paint-A-Thon**
- Homes painted: 100
- Average age of homeowner: 72
- Average monthly income of homeowner: $1,368
- Number of volunteers: 2,222
- Volunteer hours: 15,731
- Dollar value of volunteer hours: $403,972
- Value of paint jobs: $409,800

**Home Modification And Repair**
- Aging in Place and safety issues, roofing, accessibility, plumbing
- Total services completed: 311
- Project households: 155
- Savings to clients: $577,823

**Housing Counseling Program**
- Total Clients Served: 1,811
- In-person homebuyer counseling: 1,452
- Online homebuyer counseling: 345
- Reverse mortgage counseling: 204
- Rental workshops and counseling: 135
- Default prevention: 20

**Colorado Housing Connects**
- Total calls: 15,893
- Calls navigated: 11,436
- Unique callers served: 8,633

**Aging In Place/Senior Services Coordination**
- Calls for information, services first nine months: 1,988
- Enhanced senior services coordination: 462
- Average dollar value of direct benefits per senior: $862
- Value of services for 347 seniors: $299,000

**Temporary Rental/Utility Assistance**
- Calls since launch: 1/1/07 to 12/31/17: 286
- Households assisted with rent: 124
- Households assisted with utilities: 20
- Total households receiving assistance: 136
- Value of rent paid for individuals/families: $151,324
- Value of utilities paid (water): $862
- Value of services for 347 seniors: $299,000

**Landlords Opening Doors With Colorado Choice Transitions**
- Landlord recruitment program finding rentals for persons with disabilities, seniors and others recovering from health issues
- Inception August 2017 to March 31, 2018: 43

**2017 Results:**
- Homes Provided Or Improved: 949
- Households Served: ~15,000

---

**COLORADO SENIORS CAN THRIVE IN THEIR OWN HOMES –**

**Brothers Redevelopment’s Aging in Place Initiative**

At Brothers Redevelopment — after almost five decades of solving housing-related problems for older Coloradans — we know seniors. That’s why we can enable them to reside securely in their sweet spot — home, safe home.

**So what?**

We see what’s coming at us in the near future — The graying of America will rock the economy, culture and politics of our state and nation for decades to come. The rising demographic tide of older Americans is beginning to reshape every sector of society, including housing nonprofits like us.

Brothers Redevelopment recognizes its urgent mission. We have undertaken massive restructuring, creating the Aging in Place Initiative, to meet the challenges ahead. We know keeping a roof over seniors’ heads is just the beginning of what is needed to support them.

“The time for discussing this inevitable change in American society has passed. There are too many seniors already struggling today,” says Brothers President Jeff Martinez. “The ‘grey ing’ of our region over the next 20 years will profoundly change the landscape for housing and services across the state. As an organization that has led the way for decades helping our elders and persons with disabilities, Brothers Redevelopment is uniquely prepared right now to help Coloradans navigate the challenges associated with aging.”

Recent real estate data and surveys reveal that nearly two-thirds of Americans over age 55 want to stay in their current homes. Virtually no one wants to spend the coming years warehoused in institutions or displaced from preferred homes by gentrification and other market forces. And the state can’t afford it any better than they can. The cost savings of aging in place are enormous. And, aging in place has been shown to have health and emotional benefits over institutional care.

Aging in place, with the right kind of strategic help and the right amount of independence, is the right answer. It offers a big return on investment.

Whether seniors want to age in place in the houses and neighborhoods where they raised their families and made their memories — or whether a new sweet spot would better serve as home — Brothers Redevelopment has long been the Colorado nonprofit in the best position to give them a good choice.

“Our practical, purpose-driven programs have been proven to help communities across the state address this most pressing of housing-related issues,” Martinez says. “But we’re taking it to a higher level, with new and expanded programs and services, such as Senior Services Coordination, all under one BRI roof.”

---

1 EXPANDS TO SERVE NEW MARKETS

2 GROWS AS CORNERSTONE OF AGING IN PLACE

3 2017 Annual Report — Brothers Redevelopment Inc.
Brothers Redevelopment lost a great friend in 2017, when its first Paint-A-Thon volunteer, Roland Buteyn, passed away Nov. 17 at age 88. He is the soul and inspiration of our annual “Roland Buteyn Heart of Service Award,” given to those who demonstrate selflessness.

Roland is pictured here in September at our Local Social, where he and Paint-A-Thon manager Chad Nibbelink presented the 2017 award to volunteer Annette Bernal.

“Seniors are our sweet spot. That’s why we’re returning the favor. We can help them find or keep their home, sweet home.”

Here’s what Brothers Redevelopment is doing to empower Aging in Place:

ONE Senior Services Coordination, a new BRI department, ties everything together for seniors. Helpful information is at hand for anyone with a question by calling BRI’s central statewide helpline, Colorado Housing Connects, 1-844-926-6632. BRI’s senior service navigators and coordinators can identify and help secure the wide range of resources, programs and services available.

• Brothers’ Counseling and Education pros inform on reverse mortgages and all housing-related financial topics. They also can help with other topics, such as living wills, identity-theft protection, powers of attorney, financial planning and budgeting.

• Coordinators can facilitate food assistance, house-cleaning services, yard work, health care, transportation and more.

• Coordinators help seniors develop links with other select community agencies and service providers.

• We can identify and enhance educational and recreational opportunities. Coordinators strengthen social networks and civic engagement.

TWO Brothers’ Home Modification and Repair (HMR) provides income-eligible homeowners with free or discounted repairs and renovations that keep their homes humming safely and securely.

• HMR modifies eligible homes at no charge to make them safe and accessible for seniors and disabled residents with varying levels of mobility; we build wheelchair ramps and install stair-lifts, handrails, safety bars, and more.

• HMR can repair or replace heating, cooling, electrical and plumbing systems for those eligible with funding from grants and no-interest loans and deferred loans.

THREE Brothers Property Management (BPM) operates 13 safe, affordable and accessible housing communities for seniors, disabled and low-income Coloradans. And BPM has plans to expand and upgrade its senior campuses and amenities.

• BPM has launched its Resident Service program, with professional coordinators who work with our elderly residents and their families to ensure they receive customized social services, from home-delivered meals to job counseling, if they want it.

• BPM offers maintenance services to other select nonprofits.

FOUR Brothers’ Annual Paint-A-Thon recruits and provisions volunteers to paint, weatherproof and make other repairs that improve safety and preserve property values for about 100 income-eligible households each year. The savings to homeowners, $5,000 and up, significantly boosts their household budgets.

Almost half of low-income seniors in this area are not aware of the benefits and programs for which they are eligible and have worked all their lives to earn. Our job is to see that they tap into all resources. We can even serve as their advocates with governmental bodies and other agencies.

Senior Services Coordination

Savings to the Community: For every $3 invested in a grant to Brothers, we saved our clients $7

Colorado Housing Connects

1-844-926-6632

One number connects any client, of any age, to any service needed — 15,893 calls received October 1, 2016, to September 30, 2017

BRI Counseling and Education

BRI Counseling and Education receives the “Right on the Money” Award for Excellence in Financial Education from Consumers United Association

Home Modification & Repair

provides accessibility retrofits, safety repairs and/or heating, electrical and plumbing help for homes in Adams, Arapahoe, El Paso and Jefferson counties — saving clients almost $578,000

Brothers Property Management

made more than $2.3 million in capital improvements to its affordable properties during 2016-17. Average occupancy was more than 99 percent. Average HUD inspection score, 90 out of 100.

Brothers’ Annual Paint-A-Thon’s clients, on average, are 72 years old, live alone, have resided in their homes for 26 years and have an annual income of $18,816

September 30, 2017

October 1, 2016, to any service needed —

1-844-926-6632

Connects Colorado Housing

Annette Bernal.

Nibbelink presented the 2017 award to volunteer Social, where he and Paint-A-Thon manager Chad Roland is pictured here in September at our Local

Almost half of low-income seniors in this area are not aware of the benefits and programs for which they are eligible and have worked all their lives to earn.

Our job is to see that they tap into all resources. We can even serve as their advocates with governmental bodies and other agencies.

Brothers Redevelopment’s Aging in Place Initiative is a one-of-a-kind comprehensive approach for seniors that benefit their families and the entire community — and it also helps avoid sticker shock. Most of our services are offered to eligible seniors at no cost.
Brothers is building Paris Family Apartments

AURORA, March 21, 2018 — It felt like springtime on Paris Street, with bright sunshine and golden shovels breaking ground on Brothers Redevelopment’s new affordable housing project for underserved veterans and families.

The groundbreaking of the $12.9 million project represents a big milestone for the City of Aurora in its quest to make sustainable housing accessible for all its residents. Paris will offer 39 apartments — two- and three-bedroom units for low-income families, with preference given veterans’ families.

“It’s been a long journey to Paris,” said Jeff Martinez, president of Brothers Redevelopment Inc., the Paris project developer. “We faced some very long odds to get here.”

Martinez credited officials with the City of Aurora for its unprecedented investment in the project, more than $2 million in land, funding, exemptions and credits.

Aurora Mayor Pro Tem Marsha Berzins thanked Brothers for its foresight and perseverance on a project that took several years to come together. Brothers closed on the deal in late 2017.

“Jeff had a great vision for the property, and he made it easy to go along with him,” Berzins said.

Martinez said none of this happens without the resources of the federal government and the Department of Housing and Urban Development.

HLD Rocky Mountain Deputy Regional Administrator Eric Cobb called the Paris project “the perfect example of how public and private partners can work together” to achieve what otherwise is not possible in affordable housing.

“These 39 units will go a long way in easing the burden of families seeking affordable and stable housing,” said Cris White, CEO of the Colorado Housing and Finance Authority, which provided the tax credits needed to leverage funds for the project.

One of the key private partners, Wells Fargo, is the lender, equity investor, and provider of a $250,000 Wells Fargo Housing Foundation Priority Markets Program Grant.

“Projects like this don’t get done without a talented group of visionaries and (professionals),” said Scott Horton, vice president with Wells Fargo Community Lending & Investment.

Tracey Stewart, investment director for Gary Community Investment’s Family Economic Security, said the $250,000 grant her organization is giving will help make this project the first of its kind in Colorado. Brothers Redevelopment will coordinate a large slate of support services for Paris residents.

“This is a unique project with wraparound services for residents,” Stewart said. “We’re all about making sure every child in Colorado has what is needed to thrive and move forward, and affordable housing is big part of that.”

Allison George, director of the Colorado Division of Housing, which provided a $350,000 grant and loans, said stable housing is the springboard for residents’ success.

“Think about an opportunity in your life that changed the path of your life — the ripple effects of that opportunity,” George said. “Affordable housing provides that opportunity.

And, although Paris Family Apartments is situated in Adams County, Arapahoe County is a neighbor that chipped in a $350,000 grant, and some of its residents may live in the new complex when it opens around May 2019.

“Our residents don’t care when they cross Colfax Avenue if they’re in Adams or Arapahoe County,” Arapahoe County Commissioner Nancy Jackson said.

Aurora City Council Member Crystal Murillo said the Paris Family Apartments will be a welcome addition to a neighborhood in the heart of Aurora, near to the Anschutz Medical Campus and new veterans hospital under construction.

Members of NANO, the Northwest Aurora Neighborhood Organization, were among the estimated 60 people who attended. Martinez thanked them for their interest and participation in the project.

“I grew up around here. This is my community,” Martinez said. “I was practically raised by my grandparents here. I went to high school at Aurora Central. My heart is here with all of you.”

Also in line for heartfelt thanks were the building designer, Shopworks Architecture, general contractor Denver Construction Services, a hard-working board that untangled many issues over several years and key staff experts.

13 Affordable Housing Properties

527 Units:
7 Studio Apartments
431 One-Bedroom Units
87 Two-Bedroom Units
2 Three-Bedroom Units
Board Of Directors
Randy McCall, Chair
Executive Director, Denver Minority Business Development Center
Chad Mitchell, Past Chair
Senior Vice President, FirstBank, Lakewood
Larry Aubrecht, Board Secretary
Franchisee, Maid Right
Nicole Brunswig, Board Member
Asset Manager, RFC Capital
Kynton Chan, Board Member
Financial Advisor, TIAA
Janine Halverson, Board Member
Director, Wells Fargo Multifamily Capital
William M. Christopher, Board Member
Retired, City of Westminster
Jennifer Haynes, Board Member
Attorney, Husch Blackwell LLP
John Rinderknecht, Board Member
President, RAM Development
Donald Schierling, Board Member, Founder
Retired, Faculty School of Management, Regis University
Margaret Turco, Board Member
Aurora Laser Designs

Above: Things (and staff) are always looking up at Brothers Redevelopment — Solar Eclipse 2017.
Left: BRI president Jeff Martinez celebrates Park Family Apartments groundbreaking in Aurora with founder and board member Don Schierling.

Above: Representing BRI at a ceremony honoring excellent consumer service, left to right, Eden Armendariz, Yvonne Duvall and Estela Zuniga.
THANK YOU 2017 SUPPORTERS

Individual Donors $1-$99
Aliso, Beverly Ann
Alto, Helen
Barnes, Erik
Bucklaw, Jesse
Buga, Abigail
Burks, Irene
Caldier, Catherine
Cleary, Christine
Darrah, Kevin
Donahy, Ryan
Draper, Erica
Duvall, Yvonne
Eaton, Julie
Fleischman, Roslyn
Lalane, Kathryn
Lammers, Graham
Levenshagen, Susan
Maek, Gloria
Mays, Earnestine
Michna, Laura
McCullough, Jason
Nelson, Tammy
O'Dell, Ryan
Olguin, Linda
Rea, Martha
Thoming, Marie
Spangler, Catherine
Swanson, Ronald
Teats, Joseph
Trey, Elizabeth
Tyler, Crichton
Valencia, Ruth
Wilkinson, K.A.

$50-$99
Ahlade, Krishna
Arlac, Ray & Anne
Anderies, Mary
David, Pasley
Fey, Ian
Glaher, Arlene
Goodman, Cynthia
Grant, Idell
Gregory, Russ
Grimmer, Janet
Gross, Alice
Hallingworth, Geoff
Hudson, Floyd & Shirley
Jaramillo, Robert
Maccia, Liz
Marian, John
Mullins, Donna

$100-$199
Barlow, Susan
Barry, Mark
Friesen, Randal
Hawkins, Birna
Kearney, Robert
Lane, Terri
Maez, Gloria
Sperling, Carrie
Swanson, Ronald

$200-$499
Albrecht, Lawrence
Christie, William
Galuzi, Aaron
Giesbert, Sandra
Haynes, Jennifer
King, Janice Marie
Miller, Diane
Mitchell, Chad
Ragazza-Martinez, Lisa
Schneider, Derek
Selinfeld, Jeff
Skelton, Scott
Spray, James
Ziegler, Janice

$500-$999
Arnold, Denise
Barth, Todd
Chan, Kyung
Nebelink, Chad
Schaefer, Donald
Velasco, Marvina

$1000-1,999
Hansen, Janine
Holtzinger, Chad
Paschall, Amanda & Donavon

In-Kind Contributors
AMC
American Furniture Warehouse
Avocado Center for the Arts and Humanities
Barfoot Wine
Canopy Parking
Colorado Symphony
Denver Center for the Performing Arts
Denver Museum of Nature & Science
Frogs Toads
From the Hip Photo
Hertz
Honduras Chocolate Company
IFS Market
Innervest
Innovest
Kephart
Knights of Columbus
Lender Live
Liberity Tax Service
Littleton Adventist Hospital — Centura Health
Marsh & McLennan
McLain School
Mike Johnston Volunteers
Mile High Youth Corps
Mountainview Fellowship
Mullen High School
New Gate Church
Northglenn Youth Commission
Omega Psi Phi Fraternity Inc., Chi Phi, Chapter
OnDeck
Oppenheimer Funds
PCL Construction
Pinnacle Real Estate Advisors
Porter Adventist Hospital — Centura Health
Quality Diagnostics
Ray Allen
Raymond James
Redefine Bible Church
Rickey May & Co.
Stampel Fellowship Church
Starbucks
Summit of Peace Lutheran Church
TCF Bank
Treasurer Holland
U.S. Department of Veteran Affairs
University of Colorado
Wells Fargo
Wendy’s Team
YouWork
Zephyr Corporation
Youth Works
Zachary Group

THANK YOU 2017 SUPPORTERS

THANK YOU PAINT-A-THON SUPPORTERS

THANK YOU 2017 SUPPORTERS

THANK YOU 2017 SUPPORTERS
### Financial Summary* (pending final audit) Fiscal Year October 1, 2016 – September 30, 2017

#### Statement Of Activities

<table>
<thead>
<tr>
<th>Revenue</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Rental/Fees</td>
<td>$592,515</td>
</tr>
<tr>
<td>Donations/Grants</td>
<td>364,631</td>
</tr>
<tr>
<td>Local Government</td>
<td>599,406</td>
</tr>
<tr>
<td>Government Contracts</td>
<td>518,770</td>
</tr>
<tr>
<td>Other</td>
<td>48,654</td>
</tr>
<tr>
<td>Cost of Goods</td>
<td>(386,963)</td>
</tr>
<tr>
<td><strong>Total Revenue</strong></td>
<td><strong>$1,667,013</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expenses</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Expenses</td>
<td>$1,597,510</td>
</tr>
<tr>
<td>Depreciation and Amortization</td>
<td>26,008</td>
</tr>
<tr>
<td><strong>Total Expenses</strong></td>
<td><strong>$1,623,518</strong></td>
</tr>
</tbody>
</table>

**Net Income** $43,495

#### Balance Sheet

<table>
<thead>
<tr>
<th>Assets</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Assets</td>
<td>$6,059,752</td>
</tr>
<tr>
<td>Fixed Assets</td>
<td>531,718</td>
</tr>
<tr>
<td>Other Assets</td>
<td>1,108,820</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td><strong>$7,700,290</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Liabilities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Liabilities</td>
<td>$706,004</td>
</tr>
<tr>
<td>Equity</td>
<td>6,994,286</td>
</tr>
<tr>
<td><strong>Total Liabilities &amp; Equity</strong></td>
<td><strong>$7,700,290</strong></td>
</tr>
</tbody>
</table>

#### Sources of Funding

- **Earned Income**: 26%
- **Government Contracts**: 49%
- **Donations/Grants**: 18%
- **Other**: 7%