Homing in on Housing Solutions

BRI Communities • BRI New Development

Home Modification & Repair • Home Modification & Repair

Paint-A-Thon • Senior Services Coordination

Housing Collaboratives, Land Trusts • Painting-A-Thon

Aging In Place • Neighborhood Preservation

Attainable Housing • Informed Coloradans

BROTHERS REDEVELOPMENT INC.

Brothers Redevelopment Inc. • 2018 Annual Report
Brothers Redevelopment builds programs to meet Colorado’s housing needs

With the help of our incredible partners, supporters, Board of Directors, staff and volunteers, Brothers Redevelopment in 2018 made tremendous strides in delivering services.

We started 2018 in a big way by breaking ground on Paris Family Apartments in Aurora, a shining example of how bringing together many great and diverse partners, including the city of Aurora, Arapahoe County, the Colorado Division of Housing and CHFA, can make the nearly impossible happen.

When it opens this summer, this 39-unit community will become our 14th affordable community and offer new and attractive two- and three-bedroom apartments to low-income families in the city’s historic northwest neighborhoods. The $13 million complex on a half-acre site, 1702 Paris St., also will link residents to services and opportunities, from job training and employment to after-school tutoring and mentoring.

Big-picture partnerships also were key in Brothers’ winning a $2 million grant from the Colorado Department of Transportation to preserve and protect historic working-class neighborhoods in Globeville Elyria-Swansea — an urgent need amid a massive expansion of services into Colorado Springs and El Paso County and are now entering nearby mountain communities along the I-70 corridor.

After helping clients make their homes safer, we can also help them thrive in their homes. Our Senior Services Coordination program ensures older Coloradans have all benefits due them. It offers information on all topics related to their well-being, and it locates for them the best providers of available social services and other aid and opportunities.

Brothers’ award-winning consumer education and counseling programs help Coloradans of all ages manage their finances and attain and maintain housing. Our workshops, in-person sessions and online classes saw record attendance in 2018. The Housing Counseling program prepares residents for everything from responsible renting to first-time home buying. Our statewide housing helpline, Colorado Housing Connects (1-844-926-6632), answers all the questions asked by renters, homeowners and landlords. We steer all comers toward potential housing solutions.

Brothers helps Coloradans search for appropriate housing, taking a very direct role with its increasingly successful Landlords Opening Doors (LOD) program. Working with the Colorado Department of Health Care Policy and Finance and the Colorado Division of Housing, LOD placed nearly 150 well-prepared tenants from the state’s Colorado Choice Transitions and other voucher programs with metro area property owners and managers. The private sector also stepped up to help with this innovative effort last year, with the program seeing generous financial support in late 2018 from the Apartment Association of Metro Denver.

Brothers also has been very busy administering the City and County of Denver’s Temporary Rental and Utility Assistance (TRUA) program, which helps Denverites avoid eviction and other housing and utility budget shortfalls. In the first program year, Brothers provided $766,414 in rental and utility assistance to 566 of the city’s struggling renter households.

We are grateful that our funders and supporters continue to trust us and, recognizing our effective, unique and pivotal role in housing, they are helping us broaden and deepen Brothers Redevelopment’s programming and reach.
Brothers Redevelopment

Housing Solutions On Target
(Data is for Fiscal Year Oct. 1, 2017, to Sept. 30, 2018, except where indicated)

Property Management
13 properties with 527 subsidized apartments for seniors, veterans, people with disabilities and low-income families. A 14th community, Paris Family Apartments with 39 units, is opening in 2019.

Paint-A-Thon
- Homes painted: 117
- Average age of homeowner: 73
- Average monthly income of homeowner: $1,797
- Number of volunteers: 2,183
- Volunteer hours: 12,492
- Dollar value of volunteer hours: $400,080
- Value of paint jobs: $456,000

Home Modification And Repair
(Aging home and safety issues, roofing, accessibility, plumbing, furnace, water heater, electrical, sewer)
- Total services completed: 286
- Project households: 140
- Savings to clients: $521,555

Housing Counseling Program
- Total Clients Counselled: 1,972
- Homebuyer counseling/education: 520
- In-person homebuyer counseling: 215
- On-line homebuyer counseling: 919
- Reverse mortgage counseling: 74
- Rental workshops and counseling: 116
- Default prevention: 15

Colorado Housing Connects
- Total calls: 11,233
- Average number of calls per month: 978
- Unique callers served: 8,517

Aging In Place/Senior Services Coordination
- Clients informed/assisted by navigators: 1,227
- Clients provided services: 570
- Clients receiving enhanced or quantifiable services: 499
- Value of enhanced services or seniors’ savings: $647,639

Temporary Rental/Utility Assistance
- TRUA program year is Nov. 1, 2017 - Oct. 31, 2018
- Applications through CHC: 398
- Households assisted: 142
- Payments made for rent assistance: 657
- Payments made for utilities assistance: 153
- Value of direct assistance: $766,414

Landlords Opening Doors With Colorado Choice Transitions
- Landlord recruitment program: 122

2018 Solutions: Homes Provided Or Improved: 786
Households Served: 12,590

*TRUA program year is Nov. 1, 2017 - Oct. 31, 2018

Brothers’ Senior Services Coordination
Helping Older Coloradans Make Themselves at Home

We know keeping a roof over the heads of Colorado seniors is just the start of enabling them to reside safely — with optimal independence — in their own homes.

Brothers’ professional staff is dedicated to making life fuller and more secure for Colorado seniors and, by extension, their families and friends. That’s why we’ve created our Aging in Place Initiative – a comprehensive approach to providing older Coloradans with answers, services, programs, benefits and support.

“I am able to continue to live in my home independently with more confidence (and fewer safety concerns),” Ms. Ojeda of Thornton told us after our help. “This is an excellent program, great customer service ... from polite, courteous representatives. Thank you!”

Brothers’ Senior Services Coordination can help the elderly meet any and all challenges. Our navigators and counselors ensure that seniors can discover and attain the best services and benefits available to them, from recreational and social programs to financial counseling. Brothers guides seniors through their options and eligibility for programs.

Brothers directly provides senior homeowners a long list of housing-related services at no charge, such as exterior painting, essential repairs and modifications that enhance safety and accessibility in their homes. Brothers’ lauded legacy programs, Home Modification and Repair and Paint-A-Thon, only expand and grow stronger each year.

Through the end of Fiscal Year 2018, Brothers Senior Service Coordination worked with almost 2,300 seniors, answering questions, providing helpful information and connecting them with more than 5,000 services. About 500 clients enjoyed quantifiable benefits or savings of nearly $650,000. Some of the greatest savings were realized in the areas of medical expenses and nutrition.

Brothers’ Aging in Place programs provided savings for the entire community. For every $2 in grants, about $9 were saved or gained by the recipients of services.

Brothers’ senior service navigators and coordinators can identify and help secure the wide range of resources, programs and services available. Call 1-844-926-6632.

> Coordinators assist clients with applying for benefits and other services, such as Social Security, Veterans and other federal and state benefits.
> Brothers’ Counseling and Education pros inform on 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.

Brothers’ coordinators can identify and enhance educational and recreational opportunities.

> Coordinators can strengthen seniors’ social networks and civic engagement.

Ask for Senior Services Coordination, call 1-844-926-6632
Home Modification & Repair crews get around …
Helping you get around

Over five decades Brothers Redevelopment’s Home Modification and Repair (HMR) Department has repaired tens of thousands of Front Range homes owned by the elderly and persons with disabilities.

We can make all the difference to homeowners hoping to age in place.

A homeowner in Arvada told us we delivered “less stress” to her doorstep. “(HMR) eased my fear of steps and falling. It’s easier for me to get up and down stairs, in and out the front and back doors. Such an awesome program with great employees and subcontractors. The group did a first-class job on my ramp and stairs. … I would recommend your services to anybody.”

HMR is anchored by strong partnerships with local governments that know the value of our programs for individuals and entire neighborhoods. These civic entities fund our Help for Homes, Home Rehabilitation and Home Modification programs, which improve residential safety and accessibility and address aging-home concerns. These programs help maintain a city’s housing stock and property values.

Because we strive to help disabled and elderly Coloradans maintain their homes and enable them to age in place despite any physical and financial limitations, the repairs are generally completed at no cost to them, or at a significantly discounted cost.

HMR has continued its rapid expansion of services into Colorado Springs and El Paso County and is now entering nearby mountain communities along the I-70 corridor.

“It has been a blessing to have safety issues taken care of as my husband is partially blind,” Ms. Aguilar of Colorado Springs told us. “Having sufficient lighting, grab bars in the bathroom, handrails in the halls and walkways fixed — things we never could have paid for out of pocket on our fixed incomes — thank you, Brothers, for everything you did in our home!”

Brothers Redevelopment coordinates a wide variety of repairs and modifications that enable residents with disabilities or physical limitations to avoid injury and enjoy increased mobility.

Home Accessibility repair services:
- Roll-in shower conversion
- Step-in shower conversion
- Wheelchair ramp construction
- Wide-tread exterior stair installation for walker access
- Door widening for wheelchair/walker mobility
- Grab bar installation
- Hand-held shower installation
- Roll-under sink/counter installation
- Carpet to solid surface upgrade for wheelchair/walker mobility

Exterior home repair services:
- Exterior maintenance and repair
- Fascia, soffit and gutter repair
- Exterior rail repair, fabrication and installation
- Exterior plumbing and light electrical repairs
- Security and storm door repairs and installations
- House painting

Interior repairs:
- Plumbing repairs: sinks, faucets, valves, drains and toilets
- Minor electrical repairs, switch and fixture replacement
- Door repair/installation
- Wall and flooring repair and replacement
- Repair or installation of heating system
- Repair or installation of hot water heater

Reach us at 303-202-6340 or 1-844-926-6632.

You should hear what our clients say about Paint-A-Thon,
the volunteer-powered program that paints 100 or more house exteriors each March through September for income-eligible seniors and our neighbors with disabilities.

In 2018, our 40th Anniversary, we pulled out all the stops and painted 117 homes. And it was fun for everybody. But we let our clients do the talking about why Paint-A-Thon is so valuable and lovable.

Ms. Garcia in Denver said: “The house is beautiful — the yard trimmed and manicured — and I am once again proud of my home. The stress has been removed … the facelift enhances my neighborhood.”

Because a funny thing happens when the paint flies — neighbors and our volunteers spread their wings and the whole block is lifted up.

Ms. Reynolds in Lakewood said: “I was so ashamed of my house that I wouldn’t talk to my neighbors. (Now) I feel tremendously good about myself. I am proud and overwhelmed. The house is so beautiful.”

Under Brothers’ management, our trained volunteers paint the house exterior, remove yard debris, make minor exterior repairs and do some trimming and minor landscaping. This saves homeowners upward of $5,000 that they can spend on other essentials.

As one homeowner said: “The Paint-A-Thon has restored hope and pride in where we live. The staff was hard-working, but yet so sweet and easy to talk to. Thank you. Now every time I drive up to my home, I smile.”

Paint-A-Thon is not just about how great your house will look.

One homeowner pointed out about painting “My house looks beautiful, but more importantly, the work done preserves the exterior and ensures it will stand up to adverse weather and the intensity of the sun for years to come! … I am so happy with the results!”

Ms. Adams said, “It has also reinforced that there are wonderful people and programs to help people like myself — what a wonderful program.”

One last point of view from Mr. Maul before you hopefully nominate a friend, neighbor or family member for Paint-A-Thon. “It has shown me that there are great people that will take their own time to volunteer and help people they don’t even know — what a wonderful group of people.”

Thank you, homeowners. We feel the same about you!
Email chad@brothersredevelopment.org

Brothers Volunteer Department Manager Chad Nibbelink presented our full-time volunteer Emelia Talighe the 2018 Roland Buteyn Heart of Service Award for selfless commitment. (Photo in second row, at left)
Colorado Housing Connects 1-844-926-6632
This one call is the gateway…to all your housing-related solutions

Housing Counseling/Education
Brothers Redevelopment works to promote, preserve and protect homeownership. Certified by the U.S. Department of Housing and Urban Development (HUD) as a comprehensive housing counseling agency, Brothers Redevelopment offers:

- Counseling and/or classes on housing-related topics, including budgeting, responsible renting, renters rights, building credit, housing searches and more.
- Renter to Homeowner classes help tenants navigate the transition to ownership.
- Homebuyer Workshops explain the home-buying process from start to finish. All sessions are provided in English and Spanish—at no fee to client.
- Certificate of Home Buyer Education: After completing one-to-one counseling or workshop requirements, clients can obtain a Certificate of Homebuyer Education.
- Online Homebuyers Education, eHome America, is a convenient alternative for those who can’t find time to attend class (client fee).
- Default Mortgage Counseling helps homeowners in danger of falling behind on mortgages (no fee).
- Reverse Mortgage Counseling is for seniors who wish to tap the equity in their home while aging in place.

Landlords Opening Doors
is Brothers’ initiative with landlords willing to consider the applications of tenants who have recovered from severe health problems and other challenges and are now able to live on their own, if given a chance.

Brothers Redevelopment recruits landlords in 39 counties to rent to residents in transition. Many of these tenants 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).

We also help connect landlords with other prospective tenants with different housing needs, challenges and voucher types.

For more information on Landlords Opening Doors, call Brothers, 303-202-6340.

13 Affordable Housing Properties

Brothers Redevelopment Communities
Paris Family Apartments Coming In 2019

In March 2018 Brothers Redevelopment began construction of the $13 million Paris Family Apartments at 1702 Paris St.

Paris, set to open in the summer of 2019, represents a strong, innovative partnership with the City of Aurora and a large slate of public and private entities dedicated to attainable, stable housing.

Paris will offer 39 affordable two- and three-bedroom units on a half-acre site in the heart of Aurora’s northwest neighborhoods. This pioneering project also will feature wraparound services for its resident families, from after-school tutoring and mentoring to job training and employment opportunities.

Brothers is proud to have Paris Family Apartments as its 14th community.

And Brothers continues to invest in all its properties to maintain their suitability and desirability for our residents.

Brothers Property Management invested $3.2 million in capital improvements at several of our properties and locked in affordability for 20 years. Our average HUD-required physical inspection score was up again, 92 out of 100.

13 Affordable Housing Properties

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<thead>
<tr>
<th>Paris Family Apartments</th>
<th>Coming In 2019</th>
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<tr>
<td>Units In 2018:</td>
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<tr>
<td>527</td>
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<tr>
<td>7 Studio Apartments</td>
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<tr>
<td>431 One-Bedroom Units</td>
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<tr>
<td>87 Two-Bedroom Units</td>
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<td>2 Three-Bedroom Units</td>
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Brook Haven Apartments
1646 S. Federal Blvd., Denver, CO 80219
40 units - 303-893-0520

Clayton Street Residences
1455 Clayton St., Denver, CO 80206
8 units - 303-832-1302

Corona Residences
1455 Corona St., Denver, CO 80218
54 units - 303-832-1302

Decatur Street Residences
2903 W. Second Ave., Denver, CO 80219
12 units - 303-893-0520

East Bay at Hidden Lake
3720 W. 68th Ave.
Westminster, CO 80030
81 units - 303-427-6275

Edgewater Plaza
2250 Eaton St., Edgewater, CO 80214
84 units - 303-237-6630

Federal View Apartments
2625 Federal Blvd., Denver, CO 80211
24 units - 303-455-5034

Garfield Apartments
2630 Garfield St., Denver, CO 80205
36 units - 303-832-1302

Jefferson Terrace
2400 Decatur St., Denver, CO 80211
22 units - 303-455-5034

La Alma Family
1361 Kalamath, Denver, CO 80204
34 units - 303-893-0520

Sheridan Glen
5350 W. 52nd Ave., Denver, CO 80249
100 units - 303-433-0409

Sunnyside Senior Apartments
1955 W. 46th Ave., Denver, CO 80211
20 units - 303-455-5034

Victor F. Smith Senior Apartments
800 High Street, Erie, CO 80516
12 units - 303-427-6275

Colorado Housing Connects helpline specializes in helping people navigate non-emergency housing services and resources. Our free bilingual helpline connects you to Brothers Redevelopment’s housing services and provides information on all housing topics.

Colorado Housing Connects is the first step to reliable help at no charge from a trusted nonprofit.

Ask about:
- Senior Services Coordination for Aging In Place
- Renters’ rights
- Fair Housing
- Landlords’ issues
- First-time Homebuyers workshops and counseling
- Mortgage and default counseling
- Budgeting and building credit
- Brothers Redevelopment’s Affordable Communities
- Home Modification and Repair
- Paint-A-Thon exterior house painting
- Landlords Opening Doors
- Denver’s Temporary Rental and Utility Assistance
- Landlords Opening Doors and voucher programs
- Resident Services at Brothers’ communities
- Renter-to-Owner workshops and counseling
- Housing Counseling on renter, homeowner topics

Brothers President Jeff Martinez receives a $5,000 grant from Apartment Association of Metro Denver Vice President Nancy Burke for their mission of bringing together landlords, prospective tenants and RBI experts to promote attainable housing.

The Colorado Housing Connects helpline connects people to trusted nonprofit housing counseling agencies.
Aging in Place Initiative
Gary Olson  Senior Services Manager
Rene Quihuiz  Senior Services Coordinator
Liza Torrico  Senior Services Navigator
Housing Counseling
Cyndi Goodman  Housing Counseling Coordinator
Cindy Larsen  Housing Counselor
Mary Gonzalez  Bilingual Housing Counselor/Navigator
Liz Gonzalez  Bilingual Housing Counselor/Navigator
Colorado Housing Connects
(1-844-926-6632)
Patrick Noonan  Colorado Housing Connects Manager
Amy Kennedy  Housing Navigator
TRUA Representatives
Raymond Toledo  Landlord Recruitment Specialist
Ayla Reman  (bilingual)
Landlords Opening Doors
Anne Pierce  Landlord Recruitment Specialist
Katherine Martinez  Housing Navigator
Home Modification and Repair
Jason McCullough  Program Manager
Jesse Buckalew  Foreman, Denver
Eden Armendariz  Housing Rehab Support Specialist
Alexander Poulson  Construction Technician
In Colorado Springs, El Paso County, Jonathan Sandberg
  Housing Rehab Coordinator
Kathryn McMichael  Housing Services Support Specialist
Katrina Brown  Housing Counselor

Paint-A-Thon Volunteer Program
Chad Nibbeink  Program Manager
Jason Stuttman  Volunteer Coordinator
Emilio Taltigue  Full-time Volunteer
Property Management
Sebastian Galan  Director of Property Management
Amanda Malcomb  Area Property Manager
Jose Rodriguez  Maintenance Director
Diane Gonzalez  Compliance Coordinator
Gary Olson  Resident Service Manager
Sara Hutchinson  Administrative Assistant
Amy Gethen  Resident Service Coordinator, Sheridan Glen
Amber Kruse  Resident Service Coordinator, Edgewater Plaza, Jefferson Terrace
Brandi Tamburelli  Resident Service Coordinator, East Bay, Sunnyside
Community Managers
Tina Uttech • Ross Bray
Shirley Garcia • Mico Solver
Dwayne Jeter • Valeen Mcintyre
Leasing Consultant
Michael Snapp
Maintenance Technicians
Michael Fowler, Lead Maintenance Tech
Chris Brassuell • Steven Diaz
Anthony Menchaca Diaz • Jose Corral • Carlos Polar
Rogelio Tellez • Michael Torres
Christopher Arguello

In Memoriam
In a church basement half a century ago, Joe Giron and his fellow founders of Brothers Redevelopment Inc. had a vision of a new kind of housing help for the region’s struggling residents. Their insight shaped the unique Denver nonprofit that Brothers Redevelopment is today.

Giron, who died in a car accident Sept. 1 at age 83, leaves a legacy of generosity, unmatched optimism and innovative service. His work lives on because his three decades of leadership inspired the next generation. We are grateful to him.
Brothers Redevelopment received a landmark $2 million grant in 2018 from the Colorado Department of Transportation to preserve affordable housing and historic community identity and values in the Globeville Elyria-Swansea neighborhood of Denver — an area in the middle of Interstate 70 reconstruction and other massive redevelopment.

A grassroots effort to enable neighbors to determine and guide their own best futures led to the innovative GES Affordable Housing Collaborative. It includes Brothers, community members in the GES Coalition and the Colorado Community Land Trust. The collaborative will acquire homes for placement in the neighborhood land trust and develop other single- and multifamily housing. This effort will provide attainable homes for dozens of local families while maintaining the neighborhood’s character.

And Brothers knows it can work to preserve other historic, distinctive neighborhoods.

### Summary of GES Coalition and Affordable Housing Collaborative Goals:

- Preventing displacement of residents
- Preserving affordable housing and neighborhood character
- Fostering community ownership, leadership and oversight
- Advocacy for recommended policies and zoning
- Creating GES Community Land Trust
- Safeguarding both individual property rights and community-wide goals
- Assessing housing needs
- Developing housing programs
- HMR rehabilitating houses and preserving hard-earned equity of homeowners
- Construction and redevelopment of properties to provide more attainable housing
- Raising funds for investment in attainable housing
- Working with federal, state, city and other local leaders, as well as foundations, to leverage the substantial investment made by CDOT

### Financial Summary

**Globeville Elyria-Swansea Affordable Housing Collaborative**

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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.

Services:
Attainable Housing, Home and Neighborhood Preservation, Aging in Place and Informed Coloradans — made possible with Brothers Redevelopment’s programs:

› Colorado Housing Connects statewide helpline
› Housing Counseling and Consumer Education
› Brothers Property Management — 14 Affordable Communities
› Resident and Senior Services Coordination
› Home Modification and Repair (including Help for Homes)
› Paint-A-Thon volunteer program
› Landlords Opening Doors
› Temporary Rental and Utility Assistance (TRUA) in Denver
› Globeville Elyria-Swansea Affordable Housing Collaborative

Contact Us:
Colorado Housing Connects helpline:
1-844-926-6632
Mail: 2250 Eaton Street, Suite B, Denver, CO 80214
Phone: 303-202-6340 • Fax: 303-274-1314
Email: info@BrothersRedevelopment.org
Website: BrothersRedevelopment.org
Twitter: @Bros_Redevelop • Facebook: BrothersRedevelopment