



# Homing in on Housing Solutions





## 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 reconstruction of Interstate 70 and the myriad redevelopment projects around it.

The innovative GES Affordable Housing Collaborative 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 families while maintaining the neighborhood's character and local control.

Brothers always keeps the big picture in view with its Aging in Place Initiative, a massive push that continues to weave together resources and services for Colorado's aging population. We enable senior individuals and persons with disabilities to safely stay in their homes — as most of them wish to do — by serving as both guide and glue in the Front Range services network.

Brothers' strong legacy programs, Home Modification and Repair and volunteer-fueled Paint-A-Thon, continue to wield hammers and brushes to make homes more sound and suitable — at no charge to homeowners. These long-trusted programs have strengthened old partnerships and forged new ones with cities and community organizations, which increasingly rely on us for more

projects. Our foundational HMR program completed the most extensive projects list in its long history. Paint-A-Thon was stronger than ever in its 40th year, managing 2,183 volunteers and completing 117 projects.

HMR and Paint-A-Thon also continued their rapid 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.

— Jeff Martinez, President

## 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	17,587
Dollar value of volunteer hours	\$470,980
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 Counseled	1,972
Homebuyer counseling/education	633
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	11,733
Average number of calls per month	978
Unique callers served	8,517

### Aging In Place/Senior Services Coordination

Clients informed/assisted by navigators	1,727
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	989
Households assisted	542
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 —	
Rentals found for persons with disabilities, seniors and others	122

<b>2018 Solutions: Homes Provided Or Improved</b>	<b>786</b>
<b>Households Served</b>	<b>12,590</b>



## 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.

BRI's 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.

### Aging In Place



**Ask for Senior Services Coordination, call 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'll 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](mailto:chad@brothersredevelopment.org)



BRI Volunteer Department Manager Chad Nibbelink presented our full-time volunteer Emilio Taltique the 2018 Roland Buteyn Heart of Service Award for selfless commitment. (Photo in second row, at left)

## 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 access
- 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

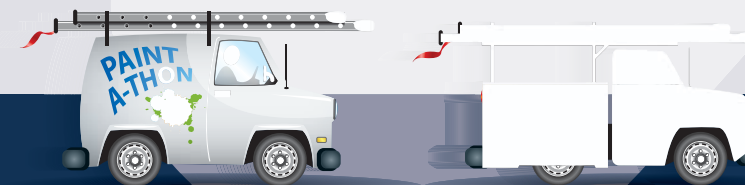
### Interior repairs:

- Plumbing repairs: sinks, faucets, valves, drains and toilets
- Minor electrical repairs, switch and fixture replacement



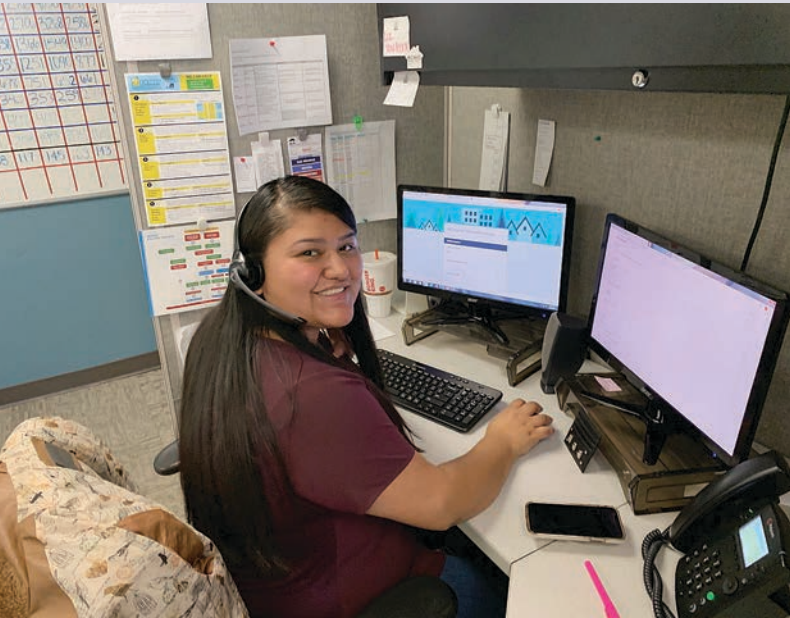
- Door repair/installation
- Wall and flooring repair and replacement
- Repair or installation of heating system
- Repair or installation of hot water heater

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



# Colorado Housing Connects 1-844-926-6632

This one call is the gateway...to all your housing-related solutions



## The 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

## 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 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 BRI experts to promote attainable housing.

Brothers Redevelopment recruits landlords in 29 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.

# 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.



## 13 Affordable Housing Properties

**527 Units In 2018:**

**7 Studio Apartments**

**431 One-Bedroom Units**

**87 Two-Bedroom Units**

**2 Three-Bedroom Units**

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.

### 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 - 303-237-4800

### Federal View Apartments

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

### Garfield Apartments

2830 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 80204  
100 units - 303-433-0409

### Sunnyside Senior Apartments

1935 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

## Brothers Redevelopment Staff

**Administration**  
 Jeff Martinez *President*  
 Yvonne Duvall *Director of Compliance and Operations*  
 Patricia Richmond *HR Manager/Bookkeeper*  
 Krishna Aldrete *Bookkeeper*  
 Abigail Bugas *Grants and Special Projects Manager*  
 Hannah Beltron *Grant Writer*  
 Laura Armendariz *Receptionist/Administrative Assistant*  
 Electa Draper *Public Relations Coordinator*

**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*  
 Mario 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  
 Ayla Roman (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*



Brothers Redevelopment staff pitched in on Brothers' 40th Annual Paint-A-Thon Event Day in August 2018, joining more than 400 volunteers who painted 20 homes in that single day (and 117 for the season).

**Paint-A-Thon Volunteer Program**  
 Chad Nibbelink *Program Manager*  
 Jason Stutzman *Volunteer Coordinator*  
 Emilio Taltique *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 Uttecht • Rossi Bray  
 Shirley Garcia • Mico Solver  
 Dwayne Jeter • Valeen McIntyre

**Leasing Consultant**  
 Michael Snapp

**Maintenance Technicians**  
 Michael Fowler, *Lead Maintenance Tech*  
 Chris Brasuell • Steven Diaz  
 Anthony Menchaca Diaz  
 Jose Corral • Carlos Polar  
 Rogelio Tellez • Michael Torres  
 Christopher Arguello

**Landscaper**  
 David Duran

**Janitorial**  
 Chris Scott • Maria Macias

**Building Attendants**  
 Mark Anderson • Virginia Cornish  
 Patsy Dupuis • Mary Griego  
 Loretta Hartpence • Mercedes Juarez  
 Maria Rodriguez • Patricia Zornes



**Above:** Brothers Redevelopment board members Janine Halverson and Bill Christopher, right, join with president Jeff Martinez, center, in accepting a landmark grant for neighborhood preservation.

**Top Left:** Human Resources manager and bookkeeper Patty Richmond is a pillar of Brothers' workload and holiday events — one of Brothers' official volunteer social directors, the Party Animals.

**Bottom Left:** Brothers' receptionist and administrative assistant Martha Rea retired in 2018 after 14 years of service and good humor.

## Board Of Directors

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*Senior Vice President, FirstBank, Lakewood*

Randy McCall, Past Chair  
*Executive Director, Denver Minority Business Development Center*

Larry Aubrecht, Board Secretary  
*Franchisee, Maid Right*

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*Asset Manager, RBC 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*

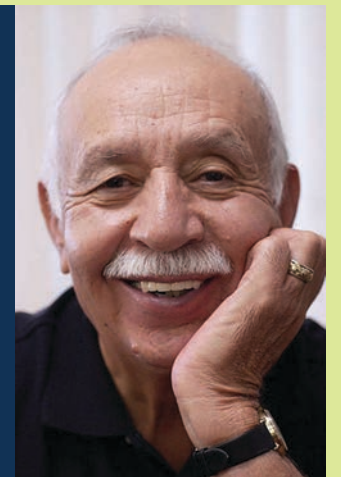
Donald Schierling, Board Member, Founder  
*Retired, Faculty School of Management, Regis University*

Margaret Turco, Board Member  
*Aurora Laser Designs*

## 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.



## Thank You Supporters 2018

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Matthew Ruter  
Thomas Harvey  
Todd Borth

### \$1000-1,999

Chad Holtzinger  
Donovan and Amanda Paschall  
Janine Halverson  
Todd Borth

### \$2000+

Brian Dexheimer  
Lindsey Daly  
Yvette Brooks

And special thanks go out to all the people who generously supported and ensured success at our **Paint Party** and **Local Social**.

## Thank You Paint-A-Thon Supporters

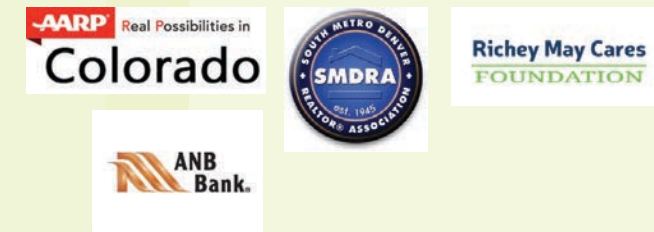
### Platinum Roller Sponsors:



### Gold Roller Sponsors:



### Silver Roller Sponsors:



### Safety Sponsor:



### Foundation Supporters:

Brighton Legacy Foundation  
City of Lakewood, Community Grant Program  
Commerce City, Quality Community Foundation  
City of Englewood, Aid to Agencies  
Westminster Legacy Foundation  
Humphreys Foundation  
Thornton Assistance Fund  
Real Resources Foundation

## Paint-A-Thon Volunteer Teams

1st National Bank  
1st Presbyterian Church  
8z Real Estate Littleton  
Academy Mortgage  
Adragna Architecture  
Adams County Clerk & Records Office  
Akamai Technologies  
ANB Bank  
Bishop Machebeuf  
Black Knight, Inc  
Boys and Girls Club  
Brighton 7th Day Adventist  
Brighton City Council  
Brighton Police Explorers  
Brighton United Methodist  
Brothers Redevelopment Board & Staff  
Cherry Creek Rotary  
Christ Community Covenant Church  
City of Lakewood Employees  
Colorado Prestige Insurance Group  
Colorado Vincentian Volunteers  
Covius  
CoreSite  
Deck Design Pro  
Denver Employee Volunteer Opportunities - County Court  
Denver Employee Volunteer Opportunities - Denver International Airport  
Denver Employee Volunteer Opportunities - Environmental Health  
Denver Employee Volunteer Opportunities - Excise & Licensing  
Denver Employee Volunteer Opportunities - Human Services  
Denver Employee Volunteer Opportunities - Legacy Team  
Denver Employee Volunteer Opportunities - Sheriff's Office  
DaVita Pioneer Team  
Denver Housing Authority  
Denver VA  
Division of Vocational Rehabilitation  
DOOR  
Dordt College PLIA  
Eastern Wyoming College  
Energy Outreach Colorado  
Faith Bible Chapel  
Fentress Architects  
Good Shepherd United Methodist  
Grace Presbyterian Church  
Greater Brighton Fire & Brighton Professional Fire Fighters  
Great Brighton Neighborhood Volunteers

Hammersmith Management Inc.  
HealthOne/HCA/Quest Diagnostics  
Healing Place  
Heritage CRC  
Heritage Title  
Hiratsuka & Associates  
HKS Architects  
Hope Hacienda  
Holland & Hart LLP  
IHS Markit  
Innovest  
Knights of Columbus  
Lamp Rynearson  
LDS Church, Riverdale Ward  
Littleton Adventist Hospital  
Marsh & McLennan Companies  
McLain High School  
Merage Foundations and Consolidated Investment Group  
Mile High Youth Corps  
Omega Psi Phi Fraternity, Chi Phi Chapter  
Open Technology Solutions  
Oppenheimer Funds, ESS Team  
Orchard Church  
PCL Construction  
Pinnacle Real Estate Advisors  
Raymond James  
Redeemer Bible Church  
RE/MAX MOMENTUM  
Rhone Brackett Inn of Court  
Rhodes College  
Richey May Cares Foundation  
Rose Medical Center  
Service Learning Camps  
South Metro Denver Realtors Association  
South Jefferson County Rotary Club  
Stapleton Church  
TCF Bank  
TreanorHL  
Wells Fargo  
West Metro Fire Department  
Wipfli & Associates  
Your Networking Universe, Brighton Chapter  
Youth Works  
Zachry Group

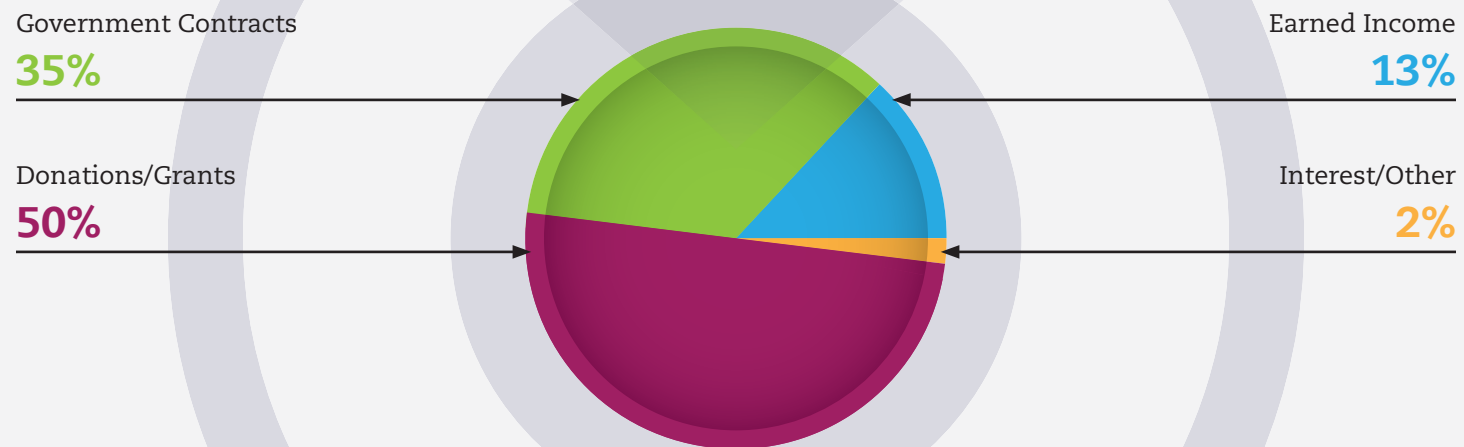
**Financial Summary\*** (pending final audit)  
Fiscal Year Oct. 1, 2017-Sept. 30, 2018

**Statement Of Activities**

Revenue	
BPM Property Rental/Fees	\$437,158
Donations/Grants	2,729,301
Local Government Contract - HMR/PAT	470,003
Other Government Contracts	1,474,854
Rent Income	33,196
Development Fees/Income	250,000
Interest Income	61,977
Other	22,240
<b>Total Revenue</b>	<b>5,478,729</b>
Cost of Goods/Programs	(1,108,479)
<b>Gross Income</b>	<b>\$4,370,250</b>

Expenses	
Total Expenses	\$1,871,173
Depreciation and Amortization	22,673
<b>Total Expenses</b>	<b>\$1,893,846</b>
<b>Net Income</b>	<b>\$2,476,404</b>

**Sources of Funding**



**Balance Sheet**

Assets	
Current Assets	\$3,978,514
Fixed Assets	507,256
Other Assets	4,702,555
<b>Total Assets</b>	<b>\$9,188,325</b>

Liabilities	
Current Liabilities	\$ 118,841
Equity	9,069,487
<b>Total Liabilities &amp; Equity</b>	<b>\$9,188,325</b>

**Neighborhood Preservation**  
**Globeville Elyria-Swansea Affordable Housing Collaborative**

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





## 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](mailto:info@BrothersRedevelopment.org)

Website: [BrothersRedevelopment.org](http://BrothersRedevelopment.org)

Twitter: [@Bros\\_Redvelop](https://twitter.com/Bros_Redvelop) • Facebook: [BrothersRedevelopment](https://www.facebook.com/BrothersRedevelopment)