GO BIG AND GO HOME
A Letter From The President

Through historic housing feats and firsts, Brothers Redevelopment proved this year that we know how to go “big and go home.”

In 2019, our talented team helped thousands of clients facing difficult housing situations find help and options. Our Home Modification and Repair program helped hundreds of seniors across the state maintain their homes – completing more than $1 million in projects for the first time in our history. As they installed wheelchair ramps, rails, grab bars, remodeled bathrooms or replaced wornout furnaces or water heaters, our maintenance technicians lent independence to homeowners and enabled older adults to remain in their homes longer and more safely.

Our signature event, The Paint-A-Thon, also continues to serve hundreds of senior homeowners along the Front Range. This year, our crews worked with more than 2,000 volunteers to paint the homes of 118 seniors in 17 cities across the Front Range—including a dozen abodes in Colorado Springs.

Speaking of Colorado Springs, our office and staff there continues to serve hundreds of residents in the Pikes Peak area. In addition to providing home modifications and repair, we’re also offering rental and housing counseling to area residents and are exploring the addition of new services in the year ahead, as the inquiries we receive from residents in Central and Southern Colorado grow by the day.

Closer to home, we’re helping renters via the city of Denver’s Temporary Rental and Utility Assistance Program (TRUA). Through TRUA, Brothers has administered more than $500,000 in rental assistance over the past year – and more than $1.5 million over the past 18 months.

It helps that we have knowledgeable navigators and housing counselors answering the phones for our housing helpline, Colorado Housing Connects (CHC), which celebrated its 5th Anniversary this year and surpassed the 100,000th call milestone. Our CHC/Housing Counseling team continues to help thousands of consumers across the state with all manner of housing needs – whether they are facing an eviction, need help navigating a difficult rental market or assistance in purchasing their first home.

We’ve also had tremendous success in helping nursing home residents find apartments in the community through our Landlords Opening Doors initiative. Funded by the Colorado Department of Health Care Policy and Finance, we’ve helped 200 residents find stability and a place they can call home.

Once folks are in their homes, our senior service/resident service coordinators find resources that help them stay there. Whether we offer resources over the phone, in our offices or sitting down at a client’s kitchen table, we’re helping hundreds of families who live in Brothers-owned communities or in their own homes find badly needed assistance, maximize their limited incomes, understand their public benefits and much, much more!

We’re also preserving the 566 homes that we offer to seniors, persons with disabilities and families. Brothers Property Management (BPM) in 2019 successfully completed more than $5 million in capital improvements at several of the 14 properties in our portfolio. The department also expanded its business model, as we now manage two communities for another non-profit housing provider in Aurora.

It’s in Aurora where Brothers this year opened its first new community in more than two decades. In July, Brothers was joined by several dignitaries, including HUD Secretary Dr. Ben Carson, Colorado Gov. Jared Polis and Sen. Cory Gardner as we welcomed 39 families to their new home at the Paris Family Apartments, located at 1702 Paris St. Built in partnership with the City Aurora, Paris Family Apartments is Brothers’ first-ever Low Income Housing Tax Credit construction and our first project to be completed in the state’s third-largest city. In fact, we’re seeing a lot of “firsts” as a developer. In December, the Denver City Council approved our acquisition of a site at 7900 E. Colfax that we hope will serve as the state’s first supportive housing community to serve tenants with brain injuries.

Teaming with the Brain Injury Alliance of Colorado, we’re planning to build a 72-unit project composed of one-, two- and three-bedroom units that will help victims of brain injury, who are more likely to struggle with homelessness, unemployment and addictions, find stability through the provision of housing and services intended to help them thrive in community.

Through these feats and firsts, we are fulfilling our mission in a greater way than ever. Brothers goes big so our clients can go home.

—Jeff Martinez, President
Brothers Redevelopment’s statewide helpline surpassed 100,000 calls

Colorado Housing Connects has become the “front door” for all Brothers’ successful housing programs that promote and protect affordable and sustainable housing for Coloradans—and help senior and disabled families and homeowners age in place.

Brothers Redevelopment, Inc., has brought answers home to Coloradans with the Colorado Housing Connects (CHC) for more than five years. In mid-2019, this one-of-a-kind statewide free resource, hit and surpassed the 100,000th call mark. With more than 28,000 calls answered this past year, CHC landed at 109,563 total calls by the end of our fiscal year on Sept. 30.

The Colorado Housing Connects (CHC) phone line, 1-844-926-6632, specializes in helping people navigate non-emergency housing services and resources. Our bilingual helpline provides information about a wide range of housing services and topics of interest to renters, landlords, first-time homebuyers, seniors, persons with disabilities and anyone with fair housing concerns.

Callers can receive help with all housing-related questions—from how to avoid foreclosure or eviction to the best ways to ensure that you get your security deposit back, improve your credit scores, budget for home buying or handle disputes with landlords or tenants.

The helpline has drawn national acclaim since first conceived in 2006, when the Colorado Division of Housing selected Brothers to manage The Colorado Foreclosure Hotline and its network of some 26 housing counseling agencies across the state.

Recognizing the needs of callers for reliable information on all housing topics, Brothers expanded the service in 2014, creating the state’s unique housing resource now known as Colorado Housing Connects. This comprehensive housing helpline enables consumers to navigate with our experts through all housing concerns. Referrals for this service come from diverse county and state agencies, as well many nonprofits. Local governments, foundations and financial institutions fund it.

Today, this helpline serves more than 2,300 callers a month and has experienced a 74 percent surge in just the past two years.

“The response to Colorado Housing Connects reflects the need among residents across our state for reliable and immediate information that helps consumers make informed decisions about their housing situation, whatever it may be,” said Jeff Martinez, Brothers Redevelopment president.

“The resources we can offer in these situations, along with the housing trends we can track and identify that are occurring in neighborhoods, towns and cities, offer real value to public officials working to address pressing housing challenges.”

Brothers uses CHC data to inform and shape the many types of counseling, classes and resources we offer free to the public—ensuring we are responsive to the housing needs of diverse Coloradans.

It’s common in any given month for the CHC housing navigators to hear from residents in more than a third of the state’s 64 counties. Staff has responded to inquiries from towns as disparate in geography and income as Aspen and Arriba—from remote rural communities around Sterling and Saguache to the urban neighborhoods of Denver and Aurora.

Brothers’ programs expansion includes comprehensive Senior Services navigation, which goes beyond housing to help older Coloradans thrive with resources of all kinds.

And, Brothers, with its well-established reputation as a trusted nonprofit, was selected to administer the City of Denver’s Temporary Rental and Utility Assistance (TRUA) program.

Colorado Housing Connects

<table>
<thead>
<tr>
<th>Total calls</th>
<th>Average number of calls per month</th>
<th>Unique callers served</th>
</tr>
</thead>
<tbody>
<tr>
<td>11,733</td>
<td>978</td>
<td>8,517</td>
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</tbody>
</table>

Aging In Place/Senior Services (TRUA)

<table>
<thead>
<tr>
<th>Clients informed/assisted by navigators</th>
<th>2,830</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clients receiving enhanced or quantifiable services</td>
<td>986</td>
</tr>
<tr>
<td>Value of enhanced services/seniors’ savings</td>
<td>$1,039,441</td>
</tr>
</tbody>
</table>

Temporary Rental/Utility Assistance (TRUA)

<table>
<thead>
<tr>
<th>Applications through CHC</th>
<th>1,078</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households assisted</td>
<td>508</td>
</tr>
<tr>
<td>Payments made for rent assistance</td>
<td>578</td>
</tr>
<tr>
<td>Payments made for utility assistance</td>
<td>112</td>
</tr>
<tr>
<td>Value of direct assistance</td>
<td>$609,567</td>
</tr>
</tbody>
</table>

Landlords Opening Doors With Colorado Choice Transitions

| Landlord recruitment program — Rentals found for persons with disabilities, seniors and others | 209 |

2019 Solutions:

<table>
<thead>
<tr>
<th>Homes Provided Or Improved</th>
<th>888</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households Served</td>
<td>14,284</td>
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Paint-A-Thon

<table>
<thead>
<tr>
<th>Residents qualified by income and/or disability</th>
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</thead>
<tbody>
<tr>
<td>Homes painted</td>
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<tr>
<td>Average age of homeowner</td>
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<tr>
<td>Average monthly income of homeowner</td>
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<tr>
<td>Number of volunteers</td>
</tr>
<tr>
<td>Volunteer hours</td>
</tr>
<tr>
<td>Dollar value of volunteer hours</td>
</tr>
<tr>
<td>Value of paint jobs</td>
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</table>

Home Modification And Repair (HMR)

<table>
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<th>Aging home and safety issues, roofing, accessibility, plumbing, furnace, water heater, electrical, sewer</th>
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</thead>
<tbody>
<tr>
<td>Total clients counseled</td>
</tr>
<tr>
<td>Homebuyer counseling/education</td>
</tr>
<tr>
<td>Online homebuyer counseling</td>
</tr>
<tr>
<td>Rental workshops and counseling</td>
</tr>
<tr>
<td>Default prevention</td>
</tr>
<tr>
<td>Total services completed</td>
</tr>
<tr>
<td>Project households</td>
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<tr>
<td>Savings to clients</td>
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Housing Counseling Program

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<tr>
<td>Online homebuyer counseling</td>
<td>1,369</td>
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<tr>
<td>Rental workshops and counseling</td>
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<tr>
<td>Default prevention</td>
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<tr>
<td>Total services completed</td>
<td>257</td>
</tr>
<tr>
<td>Project households</td>
<td>204</td>
</tr>
<tr>
<td>Savings to clients</td>
<td>$1,060,262</td>
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</table>

Aging in Place/Senior Services Coordination

<table>
<thead>
<tr>
<th>Clients informed/assisted by navigators</th>
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</tr>
</tbody>
</table>
The $13.5 million project is a model for strong local, state and federal partnership in providing affordable housing. Nonprofit housing agency Brothers developed Paris Family Apartments with unprecedented creative and financial support from the City of Aurora. Paris is Brothers’ first affordable housing development in Aurora and its first funded with competitive Low-Income Housing Tax Credits (LIHTC).

Five years of unstinting effort by Brothers culminated in more than $4 million in public investment, which was bolstered by private and philanthropic support. “Every dollar pays a dividend in the form of healthier and happier families who have a better shot at a better future,” Secretary Carson said.

Paris Family Apartments’ two- and three-bedroom units are available to families with children who have household income at or below 60 percent of Average Median Income (AMI), and many have incomes at 30 percent AMI or below. Supportive services and communal spaces are available to Paris residents.

“Paris was made possible by federal funds from HUD that are administered by several local participating jurisdictions, including the City of Aurora, Arapahoe County and the Colorado Division of Housing. Federal funds were matched by both private and philanthropic grants that helped secure Low-Income Housing Tax Credit funds issued through the Colorado Housing and Finance Authority, provider of a permanent loan. Wells Fargo is the equity and construction lender. “This all had to start at the City Council level,” Mayor LeGare said. “Mayor Steve Hogan was very, very focused on the need for affordable housing. And Brothers has been an amazing partner for this type of development. They take it from the ground up and they run with it.”

14 Owned & Managed Properties (566 Units) – 2 Additional Properties Managed (90 Units)

Brothers Redevelopment, Inc. (BRI) not only added a beautiful new property, Paris Family Apartments, to its holdings in 2019, it expanded the role of Brothers Property Management to manage communities owned by other nonprofits. BPM began managing 90 units for Aurora-based Community Housing Partners. Brothers Redevelopment also made strong progress in its three-year Strategic Plan for Sustainability, a map for preservation and protection of our assets and long-term financial health. BRI addressed capital needs across its portfolio with more than $5 million in rehabilitation work completed by BPM at several of our communities.

BPM also added staff to support its growth and aspirations.

Brothers Redevelopment Communities

566 Units

Brook Haven Apartments
1646 S. Federal Blvd., Denver, CO 80219 • 40 units - 303-893-0520
Clayton Street Residences
1455 Clayton St., Denver, CO 80210 • 54 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 - 303-899-0520
East Bay at Hidden Lake
3720 W. 68th Ave., Westminster, CO 80020 • 81 units 303-427-6275
Edgewater Plaza
2250 Eaton St., Edgewater, CO 80214 • 84 units - 303-237-4800

Paris Family Apartments
1702 Paris St., Aurora, CO 80010 • 39 units – 303-862-5374

Paris was opened with in-person congratulations from HUD Secretary Ben Carson, Gov. Jared Polis, Sen. Cory Gardner and Aurora Mayor Bob LeGare.

Colorado Housing Finance Authority Executive Director Cris White also lent a hand at festivities marking a landmark achievement in housing lower-income families and providing them supportive services. Brothers president Jeff Martinez hosted the grand opening of the 39-unit Paris Family Apartments, which drew more than 100 guests, including Brothers’ Board of Directors and staff, for tours of the sleek modern building at 1702 Paris St.
Aging In Place More Solutions for Bigger Challenges

Helping a surging population of elders age in place is among society’s biggest challenges. Aging in place means enabling older Coloradans to remain safely in their own homes and live independently for as long as they wish. This requires supportive services, from Brothers’ programs for modifying and maintaining homes to connecting seniors with all available resources. Research shows aging in place is a win-win for society, with seniors thriving better at home than in institutions and with costs lower than those for institutionalized care or expensive assisted living communities.

Helping address this challenge lies at the core of Brothers’ mission and nearly 50-year legacy. Since inception, Brothers always has had a “sweet spot” for serving seniors. The organization was founded to help elderly Hispanic homeowners in southwest Denver. Brothers’ most impactful programs, including Home Modification and Repair, created in 1971, and Paint-A-Thon, created in 1978, have helped tens of thousands of residents over the decades.

BRI also has housed seniors for more than 40 years in its own well-run communities. And our more recent program offerings, such as Resident Service and Senior Services Coordination, were launched as part of BRI’s 2017 Aging in Place Initiative. Responding to an extraordinary number of phone calls from seniors requesting information and assistance, these newest programs help seniors and persons with disabilities, along with their families, navigate the best pathways to well-being.

The bulk of our portfolio is here to help our elders and persons facing physical and health challenges live safely, independently and comfortably. These programs find Brothers conducting house calls across the Denver Metro Area — and in a growing number of rural areas — to help seniors maintain their homes, maximize their fixed incomes, better understand their public benefits and get connected to the array of services closest to them.

Aging In Place/Senior Services Coordination

Clients informed/assisted by navigators 2,830
Clients receiving enhanced or quantifiable services 596
Value of enhanced services or seniors’ savings $1,039,441

BRI’S Senior Services navigators and coordinators can identify and help secure the wide range of resources, programs and services available. Call 1-844-926-6632.

Senior Services Coordinators can:

- 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.
- Facilitate food assistance, house-cleaning services, yard work, health care, transportation and more.
- Help seniors develop links with other select community agencies and service providers.
- Identify and enhance educational and recreational opportunities.
- Strengthen seniors’ social networks and civic engagement.

Home Modification and Repair Surpassed $1 Million In Projects In 2019

Along with PAINT-A-THON (our popular neighborhood ambassador), HMR and its partners form the cornerstone of our efforts to enable seniors to age in place.

With strong partnerships, which grew this year to include Commerce City and Westminster, the Home Modification and Repair program took on and met some daunting goals with the great versatility, compassion and professionalism that sets Brothers Redevelopment apart.

With territory and challenges expanding along the Front Range, including a growing partnership with the City of Colorado Springs and others in the Pikes Peak Area, accomplishments of HMR and volunteer-driven Paint-A-Thon define “team win.”

Paint-A-Thon managers and volunteer teams brightened the homes of 118 neighbors in its 42nd year of service.

In late 2018, HMR averaged 11.5 projects per month and then, in 2019, boosted that monthly average to 21.5 projects — an increase of 54 percent.

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In late 2018, HMR averaged 11.5 projects per month and then, in 2019, boosted that monthly average to 21.5 projects — an increase of 54 percent.

Home Modification And Repair

Total projects completed 257 • Project households 204 • Savings to clients $1,060,262

Paint-A-Thon

Homes painted 118 • Number of volunteers 2,025 • Volunteer hours 16,105

Value of paint jobs $497,500

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.

Work may include:

- **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

**Value of enhanced services or seniors’ savings**

2,830

**clients receiving enhanced or quantifiable services**

596

**Value of enhanced services or seniors’ savings**

$1,039,441
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
Laura Amendariz ......................... Receptionist/Administrative Assistant

Aging in Place Initiative
Gary Olson ..................................... Senior Services Manager
Rene Quilhua ................................. Senior Services Coordinator
Sandy Fynam ................................. Senior Services Navigator

Colorado Housing Connects (1-844-926-6632)

Housing Counseling
Patrick Noonan ............................. Colorado Housing Connects Manager
Cyndi Goodman ............................ Housing Counseling Coordinator
Mario Gonzalez ............................ Bilingual Housing Counselor/Navigator
Liz Gonzalez ................................ Bilingual Housing Counselor/Navigator
Amy Kennedy ................................ Housing Navigator
Cindy Larsen ................................ Housing Counselor

TRUA
Raymond Toledo ............................ TRUA Case Worker
Ayla Roman .................................. TRUA Bilingual Case Worker

Landlords Opening Doors
Anne Pierce .................................. Landlord Recruitment Specialist

Home Modification and Repair
Jason McCullough ........................... Program Manager
Jesse Buckalew .............................. Foreman, Denver
Eden Amendariz ............................. Housing Rehab Support Specialist
Chris Adams ................................ Field Technician
Alexander Poulson ........................ Construction Technician
Jonathan Sandberg ......................... Housing Rehab Coordinator, Colorado Springs and El Paso County
Kathryn McMichael ........................ Housing Services Support Specialist, Colorado Springs, El Paso County

Paint-A-Thon Volunteer Program
Chad Nibbelink ............................. Program Manager
Jason Stutzman .............................. Volunteer Coordinator
Collin Hargrave ............................ Colorado Springs Coordinator

Property Management
Sebastian Galan ............................. Director of Property Management
Amanda Malcomb .......................... Area Property Manager
Diane Gonzalez ................................ Area Property Manager
Jose Rodriguez ................................ Maintenance Director
Geralyn Gendill ............................. Compliance Coordinator

Resident Service
Gary Olson ..................................... Resident Service Manager
Devin Ayala .................................. Family Service Coordinator, Paris Family Apartments
Amy Gethen .................................. Resident Service Coordinator, Sheridan Glen
Liza Torrico ................................... Resident Service Coordinator, Edgewater Plaza, Jefferson Terrace
Brandi Tamburelli ........................... Resident Service Coordinator, East Bay, Sunnyside

Community Managers
Sylvia Anderson, Rossi Bray, Jennifer Mattock, Valeen McIntyre
Mico Soler, Tina Uttech, Michael Wilson

Maintenance Technicians
Michael Fowler ............................. Lead Maintenance Tech
Anthony Menchaca Diaz ................ Lead Maintenance Tech

Christopher Arguello, Michael Arguello, Steven Armijo
Jose Corral, Steven Diaz, Carlos Polar, Kenny Jaramillo
Osborne Rittenhouse, Rogelia Tellez, Michael Torres

Landscaper
David Duran ................................

Janitorial
Chris Scott & Maria Macias

Building Attendants
Mark Anderson, Virginia Comish, Patsy Dupuis, Mary Griego
Loretta Hartpence, Mercedes Juarez, Ashley Martinez
Patricia Zornes

Board of Directors
Chad Mitchell, Chair
Randy McCall, Past Chair
Larry Aubrecht, Board Secretary
Donald Schierling, Board Member, Founder
Nicole Brunswig, Board Member
Kyon Chan, Board Member
Margaret Turco, Board Member
Janine Halverson, Board Member
William M. Christopher, Board Member
Jennifer Haynes, Board Member
John Rinderknecht, Board Member

Sr. Vice President, FirstBank, Lakewood
Executive Director, Denver Minority Business Development Center
Franchisee, Maid Right
Retired, Faculty School of Management, Regis University
Asset Manager, RBC Capital
Financial Advisor, TIAA
Owner, Aurora Laser Designs
Director, Wells Fargo Multifamily Capital
Retired, City Manager, City of Westminster
Attorney, Husch Blackwell LLP
President, RAM Development
Thank You 2019 Supporters!

Funders


$100-$199 Krishna Aldrete Susan Bardwell Mark Baker Nicole Brunswig Arlene and Gary Glatther

Shelley Goodman Kip Hardcastle Laila Hebert Paul Karlsgodt Theresa and Bob Keatinge Sharon D. Liko Richard Magnus John Moran Stella Raigoza Victor Raigoza Patricia Richmond Sonja Schiering Daven Schirner-Harding and Kevin Harder Kristen Sheehan James Spray Richard and Mary Sproul Ray Stranks

$200-$499 Federico Alvarez William Christopher Monica Conner Christopher Cross Jennifer Haynes Jaclyn and Eric Johnson Dorothy Laster Shelby Marquez James Matthews Chad and Tonja Mitchell Iza Raigoza-Martinez Derek Schneider Mark and Janezie Ziegler

$500-$999 Denise Arnold and Alisa Bishop Angela Cortez Lawrence Aubrecht Family Juminu Kathy Harris Anne Lonowski Chad and Christine Nibbelink Matt Ruter Donald Schierling Marvia Valdez

$1000-$1999 Chad Holtzinger Donald Marsh

$2000+ Robert Monne Donavan and Mandy Paschall

We also want to thank all those who attended the 2019 Local Social!

Thank You Paint-A-Thon Supporters

Gold Roller Sporors:
Covis, IHS Markit, PCL, Hammisters

Silver Roller Sporsors:

Paint-A-Thon Volunteer Teams


Safety Sponsor:

Key Holder Sporsors:
Zachry Group Holland & Hart South Metro Denver REALTOR Association RE/MAX Centura Health Shop Works Heritage Title Company

Foundation Supporters:
Brighton Legacy Foundation Colorado Springs Utilities Westminster Legacy Foundation Platte Valley Medical Center United Power Humphreys Foundation

Local Government Supporters:
City of Lakewood, Community Grant Program Thornton Assistance Fund City of Englewood, Aid to Agencies

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### Financial Summary *(pending final audit)*

Fiscal Year October 1, 2018 – September 30, 2019

#### Statement Of Activities

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tr>
<td><strong>REVENUE</strong></td>
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<tr>
<td>Thornton Home Loan Income</td>
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<tr>
<td>BPM Earnings</td>
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<tr>
<td>Donations/Grants</td>
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<td>Local Government Contract – HMR/PAT</td>
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<tr>
<td>Other Government Contracts</td>
<td>$1,658,240.35</td>
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<tr>
<td>Rent Income</td>
<td>$29,866.28</td>
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<tr>
<td>CDOT/GES Earned Income</td>
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<tr>
<td>Donation &amp; Grant Non-Federal Match</td>
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<td>Interest Income</td>
<td>$64,137.96</td>
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<tr>
<td>Other</td>
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<tr>
<td><strong>Total Revenue</strong></td>
<td>$6,046,247.51</td>
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<tr>
<td><strong>Cost of Goods/Programs</strong></td>
<td>($1,476,214.55)</td>
</tr>
<tr>
<td><strong>Gross Profit</strong></td>
<td>$4,570,032.96</td>
</tr>
</tbody>
</table>

| **EXPENSES**                         |                 |
| Expenses                             | $2,446,522.14   |
| Depreciation & Amortization          | $22,672.68      |
| **Total Expenses**                   | $2,469,194.82   |
| **Net Income**                       | $2,100,838.14   |

#### Balance Sheet

<table>
<thead>
<tr>
<th>Description</th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>ASSETS</strong></td>
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<td>Current Assets</td>
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<tr>
<td>Fixed Assets</td>
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<tr>
<td>Other Assets</td>
<td>$2,959,527.48</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td>$10,355,313.37</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>LIABILITIES</strong></th>
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<tbody>
<tr>
<td>Current Liabilities</td>
<td>$1,097,787.73</td>
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<tr>
<td>Equity</td>
<td>$9,257,525.64</td>
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<tr>
<td><strong>Total Liabilities &amp; Equity</strong></td>
<td>$10,355,313.37</td>
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</table>

#### Sources of Funding

<table>
<thead>
<tr>
<th>Description</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Government Contracts</td>
<td>57%</td>
</tr>
<tr>
<td>CDOT Grant Revenue</td>
<td>19%</td>
</tr>
<tr>
<td>Donation/Grants</td>
<td>13%</td>
</tr>
<tr>
<td>Interest/Other</td>
<td>2%</td>
</tr>
<tr>
<td>BRI Property Management Earning</td>
<td>8%</td>
</tr>
<tr>
<td>Rent Income</td>
<td>1%</td>
</tr>
</tbody>
</table>

#### BRI responds to new needs

**East Colfax Permanent Supportive Housing**

On June 18, 2019, the City of Denver chose Brothers as one of two nonprofit development partners that will build income-restricted rental units in the East Colfax corridor to provide Permanent Supportive Housing.

Permanent Supportive Housing is decent, safe, affordable, community-based housing that provides residents with the rights of tenancy and links them to intensive supportive services using the Housing First model.

Brothers’ 72-unit project will be serving individuals and families who are very low-income, disabled and also have disorders such as brain injury, substance abuse and/or mental illness. The creation of affordable permanent supportive housing at 7900 E. Colfax provides housing to people who often have previously experienced homelessness, and it gives them the resources and services they need to thrive while improving overall community stability. Brothers is partnering with the Brain Injury Alliance of Colorado to offer these services.

#### Neighborhood Preservation

**Globeville Elyeria-Swansea Housing Collaborative**

The collaborative acquired five homes for placement in the neighborhood land trust in 2020.

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 Elyeria Swansea neighborhood of Denver – an area in the middle of Interstate 70 reconstruction and other massive redevelopment.

A grassroots effort to enable neighbor’s to determine and guide their own best futures without the threat of displacement and soaring housing prices 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 acquired five homes for placement in the neighborhood land trust in 2020 and will develop other single and multifamily housing. This effort will provide attainable homes for dozens of local families while maintaining the neighborhood’s character and affordability.

#### Brothers seeks to preserve historic, distinctive neighborhoods.

**Summary of GES Coalition and 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 In-formed Coloradans – made possible with Brothers Redevelopment’s programs:

- Colorado Housing Connects statewide helpline
- Housing Counseling and Consumer Education
- Brothers Property Management – 14 owned/managed communities + 2 managed
- 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
- Permanent Supportive Housing

Contact Us:
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Phone: 303-202-6340 • Fax: 303-274-1314
Email: info@BrothersRedevelopment.org • Website: BrothersRedevelopment.org
Twitter: @Bros_Redevelop • Facebook: BrothersRedevelopment