As we reflect on the past year, we are grateful for the continued support of our donors, volunteers, and community members. Your generosity has allowed us to make a real difference in the lives of so many people in our community.

Thanks to this support, we were able to introduce new affordable housing options to our most vulnerable neighbors; help older adults stay in their homes for as long as they possibly can thanks to home modifications and repairs; brighten neighborhoods with the Paint-A-Thon; provide millions of dollars in rental/mortgage assistance; answer every pressing call for help with Colorado Housing Connects (1-844-926-6632); and so much more.

Our work in Denver’s Globeville-Elyria-Swansea (GES) neighborhoods continued throughout 2022 with the placement of five three-bedroom townhomes at Josephine Street. Known as Josephine@44, this housing was developed in collaboration with Tierra Colectiva through our work with the GES Affordable Housing Collaborative. These homes, along with the five other townhomes we’ve developed in the area in recent years, were all placed into the Tierra Colectiva Community-Owned Land Trust — a community-led effort Brothers Redevelopment spurred when we purchased the land trust’s first three homes and secured more than $4 million in grants to help GES families facing displacement.

We also stepped into new waters in Arapahoe County by partnering with officials to provide housing for people involved in justice rehabilitation programs. This new affordable housing project will see us construct a permanent supportive housing community that will house 65 unhoused clients of the 18th judicial district problem solving courts, the Arapahoe County Pretrial Mental Health Program, Diversion clients of the 18th Judicial District Attorney’s Office, the Probation Mental Health Program, Project SAFER, Veterans Treatment Court, jail re-entry, and defendants being restored to competency.

And finally, we saw the final touches be completed at Valor on E. Colfax, was built to alleviate symptoms of brain injury, offering a therapeutic and comfortable environment to the residents. The Brain Injury Alliance of Colorado will provide comprehensive services to tenants of the community like resource navigation, job training, and recreational and wellness activities. And of course, our staff will be on deck to provide housing related resources to Valor tenants and the surrounding East Colfax neighborhood.

Affordable housing is such a key component to helping people have access to a safe place to call home. But we can’t forget about our neighbors who are already struggling in their own homes, whether that be because of accessibility troubles or because of difficulties paying for housing.

Colorado’s longest and largest Home Modification and Repair Program was there for our older adults who suffered from higher than average inflation rates locally and the growing housing crisis in Denver and the Front Range regions. Often times, our clients need a simple repair or modification to be able to stay in their homes and avoid a housing crisis. Our Home Modification and Repair Program thrived in 2022, assisting many low-income, older, and disabled households maintain basic access and habitability. We allocated more funding and completed projects for homeowners than ever before in our long history, providing 375 homes with modifications and repairs like wheelchair ramps, bathroom expansions, plumbing services, and more.

This program touched the hearts of many Coloradans when 9News reporter Kyle Clark featured it on his “Word of Thanks” micro giving campaign, helping us to raise more than $42,000 for the service.

For the 44th year, volunteers for the Paint-A-Thon arrived at homes in need with paint brushes and ladders, ready to make a difference in our clients lives. We painted 94 houses throughout the metro area and Colorado Springs last year, helping older adults feel a sense of pride about their home. And just as important, we saw a rise in face to face interactions between our volunteers and clients — many of whom face isolation and loneliness.

Repairing and painting homes plays a significant part in helping our clients keep up with home maintenance items and in creating a safe living environment. But many Coloradans needed extra support in 2022 to avoid housing instability and insecurity.

Our rent/mortgage assistance team rose to the occasion by helping our clients keep up with home maintenance items and in creating a safe living environment. But many Coloradans needed extra support in 2022 to avoid housing instability and insecurity.

In the coming years, we are excited to continue our work to revitalize communities and improve the lives of our neighbors. We have ambitious plans to expand our programs and to reach even more people. And we are confident that we can achieve our goals with the continued support of our community.

I can’t thank our team, funders, volunteers, Board of Directors, and partners enough for the support and work they all do to ensure that Brothers can be a resource people can lean on during troubling times. As long as we are around, we will continue to advocate and fight for housing for everyone.
Services Manager Gary Olson. “Our program offers a benefits Many older adults do not know that there are benefits that "During this time of escalating costs, the Aging in Place staff yard work, and other federal and state benefits. Clients many older adults knew to turn to Brothers Redevelopment's Aging in Place Program.

During a time of rising costs of living and housing, Colorado’s older adults knew to turn to Brothers Redevelopment's Aging in Place Program. The free service, which connects older adults to government benefits and resources clients are entitled to, saw a resurgence of face-to-face appointments and need from community members that was previously unmet during the COVID-19 pandemic. Several issues contributed to the resurgence of Aging in Place clients — including a cut in Supplemental Nutrition Assistance Program (SNAP) benefits, the end of the pandemic-born Emergency Rental Assistance Program, and the cost of housing. But despite these extra challenges, the Aging in Place Program rose to meet the occasion.

In 2022, the service provided older and/or disabled adults with nearly $1.5 million in cost savings — meaning program clients received monthly benefits or services that amounted to nearly $1.5 million. In total, the program served 3,186 older adults and 393 Spanish-speaking older adults. The Aging in Place Program’s navigators can discover and attain services and benefits available to older adults, like Social Security, food assistance, health care, transportation, yard work, and other federal and state benefits. Clients throughout the state received services through the program in Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Gilpin and Jefferson counties.

“During this time of escalating costs, the Aging in Place staff is continuing its commitment to offer services to all seniors. Many older adults do not know that there are benefits that they are missing or are eligible for,” said Brothers Senior Services Manager Gary Olson. “Our program offers a benefits checklist which reveals areas that may increase income. We want to make sure that no older adult in Colorado has to face challenging times alone.”

At Brothers Property Management communities, older adults, families, and others were provided with similar services the Aging in Place Program provides to the general community, thanks to the work of our resident service coordinators. Brothers Property Management employs resident service coordinators at its communities in Aurora, Westminster, Denver, and Edgewater who effectively facilitate services to residents who live at those communities. Resident service coordinators provide Brothers Property Management residents with both educational and supportive access to local services and resources that can assist residents in achieving their housing and service needs.

Examples of these services were on full display prior to the Thanksgiving holiday when resident service coordinators drove to Brothers Property Management communities to provide residents with turkeys, pies, and gift cards to King Soopers. At Paris Family Apartments in Aurora, one of our affordable housing communities, resident service coordinators brought the Birthday Smiles Program to child residents who live in the community. Birthday Smiles provides presents for the birthday child that they requested, cake, ice cream, drinks, decorations, crafts, small gifts for all children, and at times, entertainment. Brothers Redevelopment also partnered with the City of Aurora to host National Night Out at Paris Family Apartments for our residents and the surrounding community. By providing these services, resident service coordinators are enriching the lives of each resident who lives in our communities.

“We want to do everything possible to ensure that our residents have the resources they need. Our resident service coordinators are committed to making life easier for people who live in a Brothers Property Management community,” said Olson.

Throughout 2022 and the early months of 2023, Brothers Property Management has continued to thrive in the property management and affordable housing industries by expanding our portfolio of properties — solidifying our reputation as a trusted property management organization and affordable housing provider.

Our portfolio has grown to offer more than 1,000 affordable units to families, youth experiencing homelessness, disabled residents, and older adults in Denver, Aurora, Westminster, Erie, Colorado Springs, and Boulder. And that growth continued in 2022.

Thanks to our extensive track record as a trusted and reliable provider of affordable housing, Brothers Property Management has recently secured new property management contracts for three properties: Alameda View Apartments in Aurora, SPARWest in Boulder, and Greenway Flats in Colorado Springs.

Alameda View Apartments, nestled at 15501 E. Alameda Parkway, is a 116-unit family community that operates under the Low-Income Housing Tax Credit Program. This community is dedicated to providing affordable housing options to those in need.

SPARWest, located at 3215 Bluff St., offers 45 units of permanent affordable housing. It stands as a testament to our commitment to creating sustainable and inclusive communities where individuals and families can thrive.

Greenway Flats, situated at 31 W. Las Vegas St., provides 65 permanent supportive housing units to offer stability and a fresh start for those who have experienced homelessness.

Brothers Property Management's growth plays an instrumental part in fulfilling Brothers Redevelopment’s mission of providing and preserving affordable housing.

We are focused on expanding the number of units that Brothers Property Management oversees to maximize revenue and build out the department’s capacity to facilitate growth and complexity in the portfolio. Our goal is to increase the number of units managed for other affordable housing providers by more than 300 units within the next three to five years.

“As we reflect on the remarkable growth and achievements of Brothers Property Management throughout 2022, I am incredibly proud of our team’s unwavering dedication and commitment to excellence. Our expanding portfolio, now offering more than 1,000 affordable units across various communities, is a testament to our relentless pursuit of providing quality housing options for families, individuals experiencing homelessness, disabled residents, and older adults,” said Brothers Property Management Director Tiffany Thomas.

Since 1967, Brothers Property Management has provided property management services to properties owned by Brothers Redevelopment. In 2019, the agency branched into third party management and currently provides property management services to numerous clients — including Attention Homes in Boulder — a 40-unit housing complex for homeless youth between the ages of 18-24.

Brothers Property Management’s staff has vast experience in understanding how to improve a property’s performance. We are committed to achieving the maximum desired financial return of our client’s property investment; preserving and enhancing the physical asset of our client; understanding and consistently meeting complex regulatory requirements of lenders, funders, and other stakeholders; fostering a sense of happiness and community in our managed properties; providing transparent reporting for our clients; and to communicate more frequently with our clients through whatever means and frequency clients prefer.
There are times when Brothers Redevelopment’s Paint-A-Thon and Home Modification and Repair programs’ worlds collide. That was the case in 2022 when volunteers and our staff made their way to Robert Montour’s house in Lakewood.

Montour had a 40-year long career as a commercial painter that included time spent painting many of the skyscrapers in downtown Denver when they were first constructed. But even Montour — a U.S. Navy Veteran who has worked with his hands all his life — needed help with upkeeping his house.

The exterior of his house was beginning to deteriorate, and he needed modifications and repairs in his bathroom so that he could continue to age in place.

So, in September, a group of Wells Fargo volunteers came to paint Montour’s home and visit with him and his family. Lakewood Mayor Adam Paul and Lakewood City Councilmember Rebekah Stewart also visited the site to see the volunteers’ work and to visit with Montour.

Later on in the year, Brothers provided Montour with a step-in shower, a new backdoor, and other repairs for his home — all at no cost. The paint job and repairs/modifications were made possible thanks to funding from Wells Fargo as part of the company’s Welcome Home Campaign — an enterprise-wide employee engagement initiative that aims to support Wells Fargo’s commitment to affordable and sustainable housing.

“I don’t like to be dependent on anybody — but I appreciate the help,” said Montour. “I appreciate someone being concerned about me and my well-being.”

Montour is one of 469 Coloradans who received services from Brothers’ Paint-A-Thon and Home Modification and Repair programs in 2022. In total, the Paint-A-Thon painted 94 homes with the help of 1,945 volunteers while the Home Modification and Repair Program provided 375 homes with modifications and repairs to help older adults live independently in their homes for as long as possible.

The Paint-A-Thon Program utilizes volunteers to paint the exterior of homes for low-income and disabled older adults. The service collectively saved older adults $561,501 in 2022 and was active in Brighton, Colorado Springs, Denver, Lakewood, Thornton, Englewood, Aurora, and other parts of the state.

In 2022, the average Paint-A-Thon recipient’s annual income was $23,998 a year — a number that is drastically lower than Colorado’s median household income average of $75,231, according to the U.S. Census Bureau.

“Paint-A-Thon had an incredible year in 2022. We saw our volunteer numbers increase by 250, and we increased our cost savings to homeowners by over $100,000. 2022 marked the 44th year of service for the Paint-A-Thon,” said Brothers Home Modification and Repair Department Director Jason McCullough.

While we anticipated and have prepared for many of these developments, our programs felt the pressure to assist many low-income, older and disabled households maintain basic access and habitability. We ended the year having allocated more funding and completing more projects for homeowners than ever before in our long history.”

In Colorado Springs, south El Paso, Park and Teller counties, the Home Modification and Repair Program introduced the CAPABLE (Community Aging in Place, Advancing Better Living for Elders) pilot program toward the end of last year.

CAPABLE brings together an occupational therapist, a nurse, and a handy worker who work in tandem with program participants as an inter-professional team. Each service builds on the other by increasing program participants’ capacity to age safely in their own homes.

Program participants work with the occupational therapist and nurse to identify three achievable goals per discipline like safely bathing, getting upstairs, or walking to church. All goals usually include increasing the strength, mobility, and safety of older adults. Typical services provided by the occupational therapist and nurse include reviewing medications and potential need for changes in working with the prescribing physician; environmental changes at home; decreases fall hazards; improving balance; improving strength and mobility; and self-care strategies for better management at home.

Meanwhile, the handy worker aspect of the program allows program participants to receive home modifications to help improve the safety of their home and achieve further independence. Modifications to the home can include improvements like installing grab bars, repairing broken flooring, and other services based on the participant’s goals for meaningful daily activities.

So many community members need a few home maintenance items to stay in their home.

“2022 was a year the HMR department has been preparing for. Based on expected increases in older adults as a demographic age group in Colorado, recent higher than average inflation rates locally and at a national level, and the growing housing crisis in Denver and the Front Range regions, the programs, and services we offer have never been more needed or sought after,” said Brothers Home Modification and Repair Department Director Jason McCullough.

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Brothers Redevelopment Makes Strides in Affordable Housing: Valor on the Fax, Arapahoe County Supportive Housing, and GES Housing Lead the Way

Throughout 2022, elected officials from the state all the way to Pueblo visited the East Colfax area to see what the fuss was about for Brothers Redevelopment’s newest community, Valor on the Fax. In the spring, Gov. Jared Polis along with Senator Jeff Bridges, Representative David Ortiz, and other community leaders toured the site to see examples of what kind of affordable housing projects American Rescue Plan dollars can fund. Later in the year, the Pueblo Urban Renewal Authority — which works to stabilize, enhance and support economic vitality through community-driven development projects — also toured Valor on the Fax as they seek to build relationships with developers who have the capacity and experience to build affordable housing in the southern Colorado community.

Elected officials were so interested in the project because it exemplifies the kind of commitment and work that must be done to address Colorado’s affordable housing crisis. Valor on the Fax, which rents at $7900 E. Colfax, holds 72-units that were all designed to house people who have a brain injury or related disability. The site is one of many new affordable housing developments Brothers had in the works in 2022. Along with Valor on the Fax, Brothers announced additional housing developments Brothers had in the works last year.

Serving a New Demographic

When Arapahoe County saw a need for housing for clients of justice rehabilitation programs, officials sought Brothers to carry out a permanent supportive housing community. Thanks to dollars from Arapahoe County’s American Rescue Plan Act, Brothers will construct a permanent supportive housing community in the county at a location to be announced in the future. The site will provide housing and services to around 65 un housed clients of the 18th Judicial District. The site will provide housing and services to around 65 unhoused clients of the 18th judicial district problem solving courts, the Arapahoe County Pretrial Mental Health Program, Diversion clients of the 18th Judicial District Attorney’s Office, the Probation Mental Health Program, Project SAFER, Veterans Treatment Court, jail re-entry, and defendants being restored to competency. This facility will improve the health, safety and rehabilitation of justice-involved clients by addressing rehabilitation needs for those with mental health or substance use disorders while also providing housing resources.

Permanent supportive housing uses housing first, harm reduction and trauma-informed care models to provide shelter and services for unhoused individuals. The model has been nationally recognized as a proven solution to end homelessness because it combines housing and supportive services that enable living stability and independence not available on the streets. This project adds a new demographic of people to a long list of clients that Brothers serves. For years, we have administered Community Development Block grant funding on behalf of Arapahoe County to provide housing and housing services — like home modifications and repairs, and housing counseling.

“Our collaboration with Arapahoe County commissioners and staff is yet another example of how closely, and how suited we are, to work with local governments to create and tailor new housing models and solutions unique to cities,” Martinez said.

Fighting Displacement in Globeville, Elyria-Swansea

Since 2017, Brothers has fought gentrification and displacement in Denver’s GES neighborhoods with affordable housing options and housing resources for community members. That work continued throughout 2022 with the placement of five three-bedroom townhomes at Josephine Street. The site, named Josephine@44, was developed in collaboration with Tierra Colectiva as part of our work with the GES Affordable Housing Collaborative. Each home will be placed into the Tierra Colectiva Community-Owned Land Trust — a community-led effort that Brothers kicked off in 2017 when we purchased the land trust’s first three homes and secured more than $4 million in grants to help GES families prevent displacement. Each of the townhomes will be sold to income qualified, first-time homebuyers for no more than $180,000 each.

“Whether we’re developing new multi-family or single-family homes, Brothers has proven its versatility and adaptability as an agency focused on housing solutions,” Martinez said. “It’s critical that we can execute community-driven and informed development opportunities that lead to long-term housing for those in need of housing and shelter.”

The new five-unit community increases the number of affordable homes that the collaborative has acquired and/or developed to 10. The site for the housing was acquired thanks to financial assistance from the City and County of Denver who provided $2 million to the collaborative that leveraged an earlier $2 million grant from the Colorado Department of Transportation. The Colorado Health Foundation also provided a $600,000 grant to develop housing at the Josephine site in the near future. Brothers has plans to bring three more housing units on a site near Fillmore Street.

The site, named Josephine@44, was developed in collaboration with Tierra Colectiva as part of our work with the GES Affordable Housing Collaborative. Each home will be placed into the Tierra Colectiva Community-Owned Land Trust — a community-led effort that Brothers kicked off in 2017 when we purchased the land trust’s first three homes and secured more than $4 million in grants to help GES families prevent displacement. Each of the townhomes will be sold to income qualified, first-time homebuyers for no more than $180,000 each.
Colorado Housing Connects: Navigating Housing Solutions Statewide and Supporting Renters in Challenging Times

Colorado’s housing landscape continued to evolve in 2022 with pandemic-born programs like the state’s Emergency Rental Assistance Program winding down. But one factor remained consistent — a need for housing resources and housing assistance from places like Brothers Redevelopment’s housing helpline, Colorado Housing Connects (1-844-926-6632).

Working in partnership with the Colorado Division of Housing, the City and County of Denver and several other local governments, financial institutions and philanthropic groups across the state, Colorado Housing Connects helped tens of thousands of consumers navigate housing solutions. In 2022, the state’s only housing helpline began to offer tenant–landlord mediation services in Adams County. Thanks to Colorado Housing Connects’ trained mediators, the housing helpline facilitates high-quality, no-cost mediation services to mitigate landlord–tenant disputes in the county. The ultimate goal of the program is to divert parties away from court-sanctioned eviction proceedings and to work toward mutually agreed alternatives between renters and landlords. The housing helpline prevents evictions by connecting Coloradans to local rental assistance resources, wherever they live, thereby encouraging long-term sustainable housing solutions.

Colorado Housing Connects also launched a Denver tenant–landlord mediation program that serves for all forms of housing disputes, including maintenance issues, lease disputes, security deposit disagreements, and other housing disputes. These programs are an example of the innovative housing solutions Colorado Housing Connects is constantly creating to help people keep a roof over their head.

In total, Colorado Housing Connects logged 32,270 inquiries from 61 of Colorado’s 64 counties. Colorado Housing Connects’ housing navigators help Coloradans navigate through non-emergency housing services and resources while providing information about a variety of housing services and topics of interest to renters, landlords, first-time homebuyers, older adults, people with disabilities, and anyone with housing concerns.

The housing helpline prevents evictions by connecting Coloradans to local rental assistance resources, wherever they live, thereby encouraging long-term sustainable solutions, informing residents about the eviction process and their rights and by connecting residents to legal referrals. Colorado Housing Connects also works to prevent foreclosures by connecting homeowners to legal referrals, financial assistance, housing counseling services and by encouraging long-term sustainable housing solutions.

Since the pandemic hit, each year has presented new and daunting challenges for our clients and staff. In 2022 these challenges evolved once again to include the end of several key pandemic relief safety net programs, shifting public policies, skyrocketing costs, and jumps in eviction filings,” said Colorado Housing Connects Program Director Patrick Noonan. “Through it all, our team has risen to meet the moment. They’ve responded with calm, composure, and expert insight to ensure that our clients are equipped with the information they need to take the next step toward housing stability and success.”

In 2022, Colorado Housing Connects continued to offer a variety of housing classes, including eviction prevention webinars that informed attendees about the eviction process in Colorado, practices for avoiding eviction, and resources that help with rent.

Other classes the housing helpline offered last year included homeowner education workshops, other classes the helpline offered in 2022. The program continues to grow in size and scope.

In Denver, Brothers continued to serve renters through the city’s Temporary Rental and Utility Assistance Program, a service the agency has administered funds for since 2013. Through the program, Brothers assisted 484 Denver households with direct rental and utility assistance payments in 2022. “It has been a privilege to serve residents across the City and County of Denver and Colorado statewide with rental and mortgage assistance. We have issued record high amounts of financial assistance and helped maintain housing support for Colorado’s most vulnerable population,” said Brothers Rental and Mortgage Assistance Manager Enrica Bustos-Creviston. “We will further our mission of serving our neighbors through reliable and innovative programs while continuing to grow a strong and stable presence across Colorado — like we have for over 50 years.”

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Colorado Housing Connects staff at the Consumers United Association’s “Right on the Money” Awards event accepts funding for Brothers Redevelopment’s housing counseling program. In 2022, Colorado Housing Connects logged 32,270 inquiries from 61 of Colorado’s 64 counties.

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Paint-A-Thon Supporters

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$20,000

Thornton Home Loan
$964

BPM Earnings
$46,046

Donations & Grants
$1,569,840

Local Gov Contracts HMR/PAT
$1,917,930

Counseling Gov Income
$12,533,088

Development Fees
$13,477

Other Income
$1,484,780

Other Income 9000
$201,435

Cost of Goods/Program
$11,978,973

TOTAL REVENUE
$6,399,676

Depreciation & Amortization
$30,609

TOTAL EXPENSES
$4,674,620

NET INCOME
$1,665,056

90% Government Grants Contracts
5% Foundation Grants
1% Events
4% Other
0% Fees Earned Income

Sources of Funding

Note: numbers are unaudited Fiscal Year October 1, 2021 — September 30, 2022

BALANCE SHEET

ASSETS

Current Assets
$12,384,057

Fixed Assets
$1,953,907

Other Assets
$8,890,000

TOTAL ASSETS
$19,238,964

LIABILITIES

Total Liabilities
$5,219,295

Equity
$14,141,848

TOTAL LIABILITIES & EQUITY
$19,363,143

Statement of Activities

Revenue

Depreciation & Amortization

Expenses

Other Income

Other Income 9000

Cost of Goods/Program

Depreciation & Amortization

Government Grants Contracts

Events

Other

Fees Earned Income

Government Grants Contracts

Events

Other

Fees Earned Income

Note: numbers are unaudited Fiscal Year October 1, 2021 — September 30, 2022
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 • 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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