



BROTHERS REDEVELOPMENT INC.

2022 ANNUAL REPORT



Building Stronger Communities Together



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 the Fax — a community we developed in partnership with the Brain Injury Alliance of Colorado. We are so thrilled to welcome Valor’s tenants to their new home — all of which have acquired brain injury or related disability. Valor on the Fax, located at 7900 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 working as quickly as possible to distribute millions of dollars in financial assistance to renters and homeowners across Colorado. This work was made possible thanks to programs like the state’s Emergency Rental Assistance and Emergency Mortgage Assistance programs, and the city of Denver’s Temporary Rental and Utility Assistance Program — services we administer funds for.

Rental and mortgage assistance is more than just that. We are assisting livelihoods and creating housing stability for all Coloradans.

Other ways we accomplish those feats are through the state’s only housing helpline, Colorado Housing Connects. As several key pandemic relief safety net programs ended, and eviction filings increased, the Colorado Housing Connects team answered every

call for housing assistance. We heard from 61 of Colorado’s 64 counties and logged more than 32,000 inquiries last year through the housing helpline. The Colorado Housing Connects team worked diligently and with empathy as they connected thousands of Coloradans to housing resources local to them that helped people avoid eviction and foreclosure.

Meanwhile, our Aging in Place senior services program helped both English and Spanish speaking older adults bring resources to clients homes. Perhaps the biggest benefit of the program is cost savings, or monthly benefits and services our staff helps our clients access. Far too often, we’ve found that our veterans and other older adults are unaware or don’t have access to resources like Medicaid, Social Security, and other government benefits. Our program offers a benefits check-up to clients, ensuring that each older adult has access to benefits and services that they are entitled to.

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.

Empowering Colorado’s Older Adults with Vital Services and Benefits



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 checkup 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.

LEFT: In 2022, the Aging in Place Program provided clients with nearly \$1.5 million in cost savings — meaning program clients received monthly benefits or services that amounted to nearly \$1.5 million. Cost savings is one of the largest benefits the program offers to community members.

RIGHT: Brothers Redevelopment’s Aging in Place Program discovers and attains services and benefits for older adults — including Social Security, food assistance, health care, transportation, yard work, and other federal and state benefits. The program served more than 3,000 older adults in 2022.

Brothers Property Management Continues Growth in 2022



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, SPARKwest 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.

SPARKwest, 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 Tiffani Thomas.

Since 1987, 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 frequently with our clients through whatever means and frequency clients prefers.

LEFT: SPARKwest, located at 3215 Bluff St. in Boulder, holds 45 units of permanent affordable housing. Over the past year, Brothers Property Management’s portfolio has grown to offer more than 1,000 affordable units to families, youth experiencing homelessness, and disabled residents.

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

BOTTOM RIGHT: Alameda View Apartments — located at 15501 E. Alameda Parkway in Aurora — is a 116-unit, Low Income Housing Tax Credit family community. In 2019, Brothers Property Management 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.

Transforming Homes and Lives in Colorado Through Painting, Repairs, and Modifications

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 \$23,999 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,” said Brothers Volunteer Department Director Chad Nibbelink. “Perhaps even more significant were the increased interactions we saw with our homeowners and volunteers. We heard from both volunteers and homeowners that getting to

know each other was one of the best parts of their Paint-A-Thon experience.”

Home Modification and Repair Program Continues Innovative Services

Brothers’ Home Modification and Repair Program continued to provide low-income, disabled older adults with vital repairs and services throughout 2022, including wheelchair ramps, bathroom expansions, grab bars, plumbing services, electrical work, and much more.

The program continued to grow last year by expanding to cities like Aurora, Firestone, and Broomfield. It also stepped into new waters by offering Crime Prevention Through Environmental Design to boost safety for local businesses along the East Colfax corridor. Examples of this work include security cameras, installing better lighting, putting up fencing, or changing the landscape of a property.



A



B



C

decreasing 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

— which statistically helps them be safer, healthier, and live longer. Painting, and home repairs/modifications are maintenance items that are impossible for our clients to do physically or financially.

“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. “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.”



D



E

A: A shower the Home Modification and Repair Program installed for a client. The program continued its growth in 2022 by expanding to cities like Aurora, Firestone, and Broomfield. It also began to offer Crime Prevention Through Environmental Design to boost safety for local businesses along the East Colfax corridor.

B: Brothers Redevelopment operates Colorado’s largest and longest running Home Modification and Repair Program. Among the services the program offers to low-income and/or disabled older adults include wheelchair ramps, bathroom expansions, grab bars, plumbing services, electrical work, and much more.

C: Wells Fargo volunteers at a Paint-A-Thon client’s home. Last year, the Paint-A-Thon painted 94 homes with the help of 1,945 volunteers.

D: The Paint-A-Thon saw volunteer numbers increase by 250 in 2022, and it increased cost savings for homeowners by over \$100,000. 2022 marked the 44th year of service for the Paint-A-Thon.

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

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 rests 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



for those involved in the criminal justice system in Arapahoe County as well as affordable housing units in the Globeville Elyria-Swansea (GES) neighborhoods last year.

“We continue to work tirelessly to address our state’s most pressing housing challenges,” said Jeff Martinez, Brothers President. “Our mission compels us to find, and create, housing and options for our most vulnerable neighbors.”

Valor on the Fax is the result of a collaboration between Brothers and the Brain Injury Alliance of Colorado, a nonprofit that serves those with brain injury. The two organizations relied on public comment to conceive the building’s exterior features, employing “trauma-informed design” throughout to ensure that the building will offer a therapeutic and comfortable environment to the residents who will call Valor home.

The Brain Injury Alliance of Colorado will provide comprehensive services to tenants of the community, including resource navigation, job training and recreational and wellness activities. As a trusted affordable housing developer and owner, Brothers will manage the community and utilize the

first-floor commercial space to provide a wide variety of housing related services to residents of the East Colfax neighborhood.

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 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 kickstarted 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.

TOP LEFT: Valor on the Fax, located at 7900 E. Colfax, holds 72-units that were all designed to house people who have a brain injury or related disability. Brothers will manage the community and utilize the first-floor commercial space to provide housing related services to the surrounding East Colfax neighborhood.

BOTTOM LEFT: Brothers Redevelopment President Jeff Martinez leads a tour of Valor on the Fax in April 2022 with Colorado Lieutenant Gov. Dianne Primavera and Colorado Gov. Jared Polis. Valor on the Fax is one of many new affordable housing developments Brothers had in the works last year.

RIGHT: Brothers Redevelopment continued our work in Denver’s Globeville, Elyria-Swansea neighborhoods in 2022 with the placement of five three-bedroom townhomes at Josephine Street. 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 like rental assistance, payment plans, lease compliance, and more.

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 fair 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 homebuyer education workshops, budgeting classes, and other forms of education workshops aimed at helping Colorado State University employees purchase homes. Colorado Housing Connects also provided housing counseling services to Colorado State University employees and the general public.

Outside of the diverse housing services Colorado Housing Connects offers, Brothers’ rental and mortgage assistance programs continued to be resources people could turn to during troubling times.

From October 2021 to September 2022, Brothers Redevelopment

provided over \$7 million in direct rental assistance payments to 1,386 households through the Emergency Rental Assistance Program — a service that provides renters and landlords affected by COVID-19 with financial assistance for rent.

The agency also administered \$836,929.73 in direct mortgage assistance payments to 146 households across Colorado through the Emergency Mortgage Assistance Program — which uses federal Homeowner Assistance Funds to help homeowners get caught up on past-due housing payments, property taxes, insurance, and housing utilities.

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 2018. 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 though reliable and innovative programs while continuing to grow a strong and stable presence across Colorado — like we have for over 50 years.”

LEFT: This past year, Colorado Housing Connects continued to offer a variety of housing classes, including homebuyer education workshops. Other classes the helpline offered in 2022 include eviction prevention webinars, budgeting classes, and other forms of education workshops.

RIGHT: Colorado Housing Connects staff at the Consumers United Association’s Right on the Money Award 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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Deborah Flippo
Dennis Lowe
Edgar Villanueva
Elizabeth Nollenberger
Gigi Moss
Gina Deal
Gioia Ingram
Gregory Iwan & Carol Weaver
James McElrafth
James S Montoya
Janet Buckner
Jason McCullough
Jeffrey May
Jerry Cooke
John Forester
Johnny W Herod
Joseph Parrino
Jocelyn G Rodda
Julie Roth
Kathleen York
Kathryn DelGrosso
Kathy S Hansen
Kathy White
Katie McKenna
Kevin Karson
Kim Conklin
Krishna Aldrete
Kristie Pierson
Kristine Stroemme
Laura Pickett
Lauren Hartman
Lawren Sinnema
Leslie Johnson
Liesel Bimmerle
Linda Mills
Lisa Boe-Sims
Liz Congdon
Marcie Dlin
Marjorie Pawlik
Marni Hall
Martha Karnopp and Jim Chaput
Michael L Tomky
Michael Oakley
Michael Persichitte
Nathan Lee
Nikki Brunswig

Nora Matteo
Paige Patterson
Patrice Lynch
Patricia Richmond
Renee Silven
Richard Clark
Richard Merrill
Richard Meyer
Robin A McGehee
Robin Brenizer
Ron Showalter
Rosemary Peterson
Ryan Huth
Sally Cullerton
Sandra L Moriarty
Shannon Fender
Shannon Hanna
Sheryl Stefaniak
Spencer Stefansic
Stephen Paul Brown
Steve Uretsky
Sue and Kelly Corbett
Susan Hindman
Susan L Harris
The Duffy Charitable Gift Fund
Travis Harder
Vineta Campau
Yvonne Duvall
Zachary Urban
Zelda Martens

\$200-499
Beverly Snodgrass
Chad & Christine Nibbelink
Cherri Barela
Christine Horvat
Cindy Chase
Dan O'Connell
Darryl Scheffer
Dawn Wellott
Dick and Kathy Magnus
Dj Sante
Donald S McKee
Donovan Paschall
Ed Briscoe
Erika Winfrey
Gregory Goldberg
Heather Hamlin
James Sipos
Janet Grimmer
Jeff & Lisa Martinez
John Turnage
Jon Moellenberg
Kip Hardcastle
Kyle Clark
Lauren Dwyer
Lawrence Aubrecht
Lori Fey
Mamie Bloom
Megan Peterson
Shelley Marquez
Stella Raigoza
Tony and Mary Ann Black

\$500-999
Bill and Ann Christopher
Carl Stull
Carol Dakin
Chad Mitchell
Denise Arnold

Janet Rogers
Janice Marie King
Jennifer Holley
Jennifer Ramsey
John Bolger
Mark Smith
Mark and Patrice Berry
Melissa Lemke
Mr. and Mrs. Gregory Bruggeman
Samuel J Herrera
Thomas Wendelin
Todd Borth
William Hughes

\$1000-1999
Angela Cortez
Bob and Jill Munroe
Brett Schaffer
Chad Holtzinger – Shopworks
Janine Halverson
Jennifer Haynes
Sally Cook
Sonja Schierling

\$2000+
Matt Gardner
Mike and Ondrea Matthews

2022 Local Social Sponsors
CHFA
EJ Reilly and Associates
CoreSite
Enterprise Community Partners
First National Bank of Omaha
Hayes Family Foundation
Heritage Title
Native Roots
RAM Development
RBC Community Investments
Richey May Cares Foundation
ShopWorks Architecture
Hammersmith Management
The Colorado Health Foundation

Paint-A-Thon Supporters



Administration

Jeff Martinez
President
Ashley Santamaria
Accounting I
Xanadu Trevino
Receptionist/Admin Assistant
Hannah Beltrone
Director of Development
Katelyn TenEyck
Development Coordinator
Charvondra Watson
Grant Billing Specialist
Joseph Rios
Communications Manager
Carolynn Key
Staff Accountant
Lori Mora
Director of Finance
Melissa Lemke
HR Director
Erika Winfrey
HR Generalist
Patricia Richmond
Bookkeeper
Allester Padovani
IT Senior Specialist
Yvonne Duvall
Senior Compliance Manager

Aging in Place/Senior Services

Gary Olson
Senior Services Manager
Sandra Fynan
Senior Services Navigator
Eden Armendariz
Senior Services Navigator/Coordinator-Spanish
Rene Quihuiz
Senior Services Coordinator

Colorado Housing Connects

Patrick Noonan
Colorado Housing Connects Program Director
Bianca Tellez
Lead Housing Navigator
Amy Kennedy
Housing Counselor
Cynthia Larsen
Housing Counselor
Ivan Sanchez
Housing Counselor
Landon Stafford
Housing Counselor
Diana Talamantes
Housing Counselor
Deborah Self
Housing Navigator
J Simms
Housing Navigator
Trina Spillman
Housing Navigator

Catherine Verdier
Housing Navigator
Karen Zook
Housing Navigator
Lurdes Pacheco-Tweedy
Bilingual Housing Navigator
Marta Cary-Skovrinski
Tenant-Landlord Mediator
Julie Manning
Tenant-Landlord Mediator

Landlords Opening Doors

Anne Pierce
Senior Landlord Recruitment Specialist
Tonya Clay
Landlord Recruitment Specialist

Rental Assistance

Enrica Bustos-Creviston
Rental and Mortgage Assistance Program Manager
Aime Ordonez
Lead Approver Rental Assistance
Eric Crosby
Rental Assistance Case Manager
Courtney Keefer
Rental Assistance Case Manager
Elsa Herrera
Rental Assistance Case Worker
Britney Pierce
Rental Case Processor
Alicia Matute
Rental Case Processor
Tanelle Robinson
Rental Case Processor
Denise Ruiz Esparza
Rental Case Processor
Jose Sanchez Alpizar
Rental Case Processor

Home Modification and Repair

Jason McCullough
Home Modification and Repair Director
Kathryn McMichael
Senior Administrator HMR
Jonathan Sandberg
Housing Rehab Coordinator
Daniel Boldt
Project Development Coordinator
Cinthia Velazquez-Lopez
HMR Housing Support Specialist
George Lopez
HMR Field Technician
Daniel Rodriguez
HMR Field Technician
Nathan Morrow
HMR Foreman

George Lopez-Flores
Renovation Specialist
James O'Day
Renovation Specialist

Paint-A-Thon

Chad Nibbelink
Program Director
Jason Stutzman
Senior Volunteer Coordinator

Volunteer Department

Mackenzie Wagner
Volunteer Coordinator
Jamir Simpson
Volunteer Coordinator

Brothers Property Management Administration

Tiffani Thomas
Director of Property Management
Miles Gonzalez
Area Property Manager
Iman Johnson
Area Property Manager
Jose Rodriguez
Maintenance Director
Jennifer Mattock
Director of Compliance
Renee Serrato
Compliance Coordinator
Caitlin Quinn
Compliance Quality Control
Krishna Aldrete
Bookkeeper

Resident Services

Julie Donelan
Resident Services Coordinator
Anne Kerven
Resident Services Coordinator
Zawadi Majaliwa
Resident Services Coordinator
Shonna Sveen St. John
Resident Services Coordinator

Community Managers

Jason Amaya-Juarez
Selina Armendariz
Roswitha Bray
Denise Campos-Villagomez
Derek Hedden
Danay Johnson
Stephanie Rivera
Magalis Saxe
Kimberly Shuster
Brennan Webb
Grant Williams

Maintenance Technicians

Michael Fowler
Maintenance Lead
Anthony Menchaca Diaz
Maintenance Lead
Christopher Arguello
Michael Arguello
Steven Armijo
Ronald Bowman
Steven Diaz
Brian Fowler
Kenny Jaramillo
Frances Ortiz
Carlos Polar Esperilla
Michael Ripley
Andres Santos Barrera
Michael Tellez
Rogelio Tellez Lazaro

Housekeeping

Alan Cardona Bustamante
Karla Corea
Celina Hernandez
Elia Lagos
Maria Macias

Board of Directors

Chad Mitchell, Chair
President, FirstBank, Boulder County

Jennifer Haynes, Vice Chair
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Joycelyn Gardner, Board Member
Senior Commercial Loan Officer, CHFA

Sam Herrera, Board Member
Senior Regional Sales Manager, Rentals Zillow Group

Jim Tanzillo
SVP – Team Leader - Middle Market Banking | The Huntington National Bank

Statement Of Activities

Revenue	
Supportive Services Revenue	\$20,000
Thornton Home Loan	\$964
BPM Earnings	\$477,136
Donations & Grants	\$1,569,840
Local Gov Contracts HMR/PAT	\$1,917,930
Counseling Gov Income	\$12,533,086
Development Fees	\$13,477
Other Income	\$1,584,780
Other Income 9000	\$201,435
Cost of Goods/Program	\$(11,978,973)
TOTAL REVENUE	\$6,339,676
Expenses	
Expenses	\$4,643,811
Depreciation & Amortizatin	\$30,809
TOTAL EXPENSES	\$4,674,620
NET INCOME	\$1,665,056

Balance Sheet

Assets	
Current Assets	\$12,384,057
Fixed Assets	\$1,563,907
Other Assets	\$5,690,810
TOTAL ASSETS	\$19,638,773
Liabilities	
Total Liabilities	\$5,219,925
Equity	\$14,418,848
TOTAL LIABILITIES & EQUITY	\$19,638,773

Sources of Funding



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:

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

