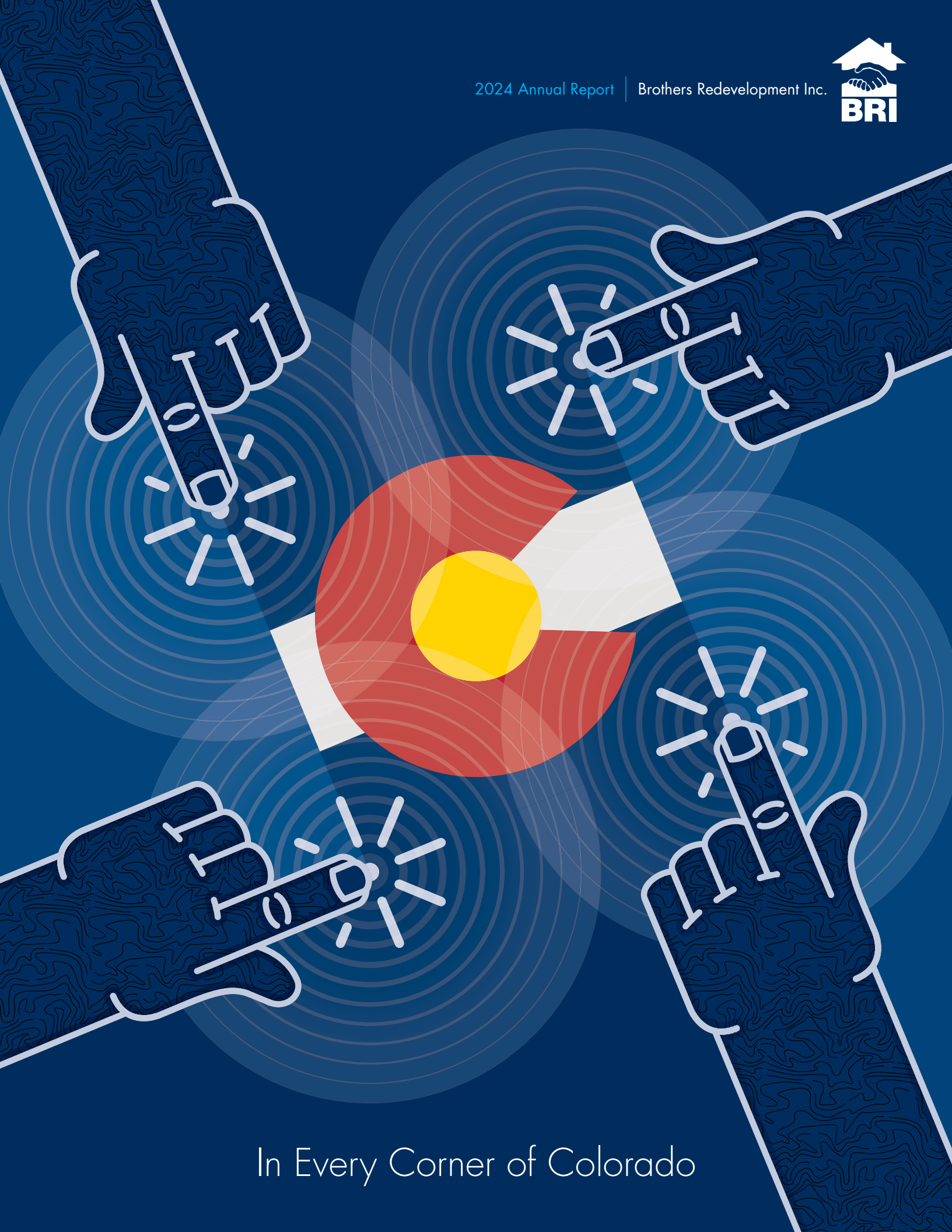




In Every Corner of Colorado

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At Brothers Redevelopment, we believe that home is the foundation for opportunity, no matter where you live.



That's why in 2024, we made it our mission to show up in every corner of Colorado — reaching families in Firestone, older adults in Clear Creek County, renters in Denver, and so many others in communities large and small.

From painting homes alongside volunteers to helping older adults secure life-changing benefits, we walked beside Coloradans through every step of their housing journey — during moments of crisis and hope alike.

This past year, we administered more than \$11 million in rent, mortgage, and utility assistance to help people avoid eviction and stay housed. Our team of housing navigators answered more than 44,000 calls statewide, connecting people to the resources they needed to weather unexpected hardships or plan for the future.

We celebrated one million volunteer hours through our Paint-A-Thon Program, restored pride and dignity to neighborhoods, and expanded our affordable housing portfolio to 29 communities. We helped nearly 4,000 older adults access services to safely age in place, and we brought home modifications and repairs to hundreds of households, including growing our reach to new areas like Longmont and Erie.

Every story in this report reflects our shared commitment to a stronger, more connected Colorado — one where your zip code doesn't determine your access to safety, stability, or opportunity.

As we look ahead, our mission remains the same: to meet people where they are and ensure every person, in every corner of Colorado, has a place to call home.

Paint-A-Thon

*"Reaches one million
volunteer hours
in 2024!"*



Paint-A-Thon and Home Modification and Repair Programs Deliver Historic Impact Across Colorado

For years, the Hathaway family has called the same Firestone neighborhood home. Robert Hathaway, now 85, built his house there in 1982, raising a family alongside his wife, Marlene. Today, their daughter Theresa lives right next door, and two of their grandchildren are just down the street.

But when both Robert's and Theresa's homes became in need of new paint, the \$5,000 price tag was out of reach.

That's when Brothers Redevelopment stepped in. In partnership with the Town of Firestone, our Paint-A-Thon Program led a Friends of Firestone Day of Service, where dozens of volunteers came together to assist six homeowners — including the Hathaways — with exterior painting, minor repairs, and yard cleanup.

"My home is my happy place," said Theresa. "I love the way it looks now, especially my mom and dad's. It really needed to be painted."

Stories like the Hathaways' were at the heart of a historic year for the Paint-A-Thon. In 2024, as Brothers Redevelopment marked the 46th year of the program, we celebrated a major milestone — surpassing one million volunteer hours since the program's inception.

Throughout the year, 2,206 volunteers gave more than 16,500 hours of service, painting 111 homes in 18 Colorado cities and supporting 174 low-income individuals, older adults, and people with disabilities. Their efforts delivered more than \$648,000 in cost savings to homeowners, with the average Paint-A-Thon project valued at \$5,741 — the equivalent of 21% of a client's average annual income.

The impact was especially meaningful for those facing the greatest financial hardship. Seventy-seven homeowners served in 2024 fell into the 0–30% Area Median Income (AMI) bracket, ensuring support reached some of the most vulnerable Coloradans.

"The Paint-A-Thon is about more than just a fresh coat of paint — it's about restoring pride, dignity, and comfort for homeowners," said Jason Stutzman, Brothers Redevelopment Volunteer Department Manager. "Reaching one million volunteer hours is a testament to the dedication and compassion of our volunteers, partners, and community. These numbers aren't just statistics, they represent families, individuals, and neighbors who can live with renewed comfort and dignity."

Just as the Paint-A-Thon restores beauty and pride to the exterior of homes, our Home Modification and Repair Program ensures that what's inside — safety, accessibility, and peace of mind — is just as secure.

In 2024, Brothers Redevelopment's Home Modification and Repair Program completed repairs and accessibility upgrades at 346 homes across Colorado. From wheelchair ramps and stairlifts to plumbing, roofing, and electrical repairs, the program helped homeowners stay safe, comfortable, and independent in their homes.

Thanks to this work, we delivered an estimated \$2.2 million in cost savings to low-income homeowners — many of whom would have otherwise gone without these necessary improvements due to financial constraints.

As the largest Home Modification and Repair Program in the state, Brothers Redevelopment continues to expand its reach. This past year, the program grew to serve new communities, including Longmont and Erie, bringing essential services to more Coloradans in need.

*"My home is
my happy place,"
said Theresa. "I love
the way it looks now,
especially my mom
and dad's. It really
needed to be
painted."*



Whether it's responding to urgent health and safety repairs or helping residents age in place with dignity, our team ensures that home remains a place of stability and strength.

That commitment to safety extends into the broader community. In 2024, Brothers Redevelopment partnered with the Denver Police Department to bring Crime Prevention Through Environmental Design (CPTED) services to local businesses across the city — completing eight projects across Districts 1 through 5.

Funded by the City of Denver and administered by the Denver Police Department, CPTED is an innovative approach to crime prevention that focuses on improving the physical environment to reduce opportunities for criminal activity. Our team made strategic upgrades like installing motion-sensor lighting, enhancing visibility by trimming vegetation and clearing obstructions, and adding exterior security features to improve safety and deter crime.

These improvements not only support business owners but also contribute to a stronger sense of safety and connection in the surrounding neighborhoods. As CPTED becomes a growing part of our Home Modification and Repair Program, it reflects our broader mission: helping communities feel safer, more supported, and proud of where they live and work.

"Whether we're installing a grab bar in someone's bathroom or adding lights outside a local business, our goal is to make people feel safer and more secure where they live and work," said Jason McCullough, Brothers Redevelopment's Home Modification and Repair Program Director. "It's about meeting people where they are and making real improvements that have a lasting impact."

PAGE 4 Top: paint-A-Thon volunteers in action, transforming a Colorado home with fresh color and good cheer. In 2024, more than 2,200 volunteers like these helped paint 111 homes across 18 cities, delivering over \$648,000 in cost savings to homeowners.

PAGE 4 Bottom : A Paint-A-Thon volunteer shares a moment of connection with a homeowner after a job well done. In 2024, Brothers Redevelopment's volunteers supported 174 older adults, individuals with disabilities, and low-income residents — proving that a little paint can go a long way in building community.

Top Left: A homeowner and her dog enjoy their new accessible stairs, built through Brothers Redevelopment's Home Modification and Repair Program. In 2024, the program completed 346 projects like this one across Colorado, helping residents stay safe, independent, and secure in their homes.

Middle Left: A new stair lift installed by Brothers Redevelopment's Home Modification and Repair Program helps ensure safety and independence at home. In 2024, the program delivered accessibility upgrades like this one at 346 homes statewide, helping residents age in place with confidence.

Bottom Left: As part of our Crime Prevention Through Environmental Design (CPTED) work, Brothers Redevelopment installed new fencing to improve safety at a local business. Through partnerships with the City and County of Denver and the Denver Police Department, our team completed eight CPTED projects in 2024 — helping create safer, more welcoming spaces for communities across the city.



Colorado Housing Connects Delivers Stability to 44,000+ Coloradans in 2024 While Brothers Redevelopment Provides \$11.7 Million in Rent, Utility, and Mortgage Assistance

Janet had always been able to make ends meet until health issues forced her out of work, leaving her struggling to pay rent.

Her search for support brought her to the Denver City and County Building, where Colorado Housing Connects (1-844-926-6632) operates an eviction clinic for tenants facing housing instability. It was there that Janet connected with Denver's Temporary Rental and Utility Assistance Program (TRUA), which Brothers Redevelopment has helped administer since 2017.

"I'm at a point where I need to pay my rent, and I'm out of funds," Janet told CBS Colorado. "I've never had to use resources before, up until the last two and a half years."

Janet's story is far from unique. Each year, Colorado Housing Connects hears from thousands of Coloradans experiencing housing instability — whether due to health challenges, job loss, or other unexpected life events. And 2024 was no different.

Colorado Housing Connects logged 44,642 contacts across the state last year, connecting people to vital services like housing counseling, eviction prevention resources such as rental assistance, foreclosure prevention support, and more. This resource serves a diverse range of Coloradans, including renters, landlords, first-time homebuyers, older adults, people experiencing homelessness, and others with disabilities.

Colorado Housing Connects is committed to delivering upstream services that help prevent housing crises before they begin. Our focus on economic mobility includes comprehensive education and targeted support that empower Coloradans to build long-term stability. One example is our Individual Development Account (IDA) Program, which provides a 2:1 match on participant savings to support first-time home purchases in Adams and Denver counties. In 2024, the program helped 20 clients achieve homeownership, turning financial goals into lasting outcomes.

"Every day, we hear from people who are doing everything they can to stay housed — working, saving, making tough choices. Our role is to meet them where they are, whether they're in crisis or planning ahead, and connect them to the tools and support they need to move forward," said Colorado Housing Connects Program Director Patrick Noonan. "It's about more than housing — it's about stability, dignity, and opportunity."

That commitment to stability was especially critical in 2024, as thousands of Coloradans turned to Brothers Redevelopment for urgent help staying in their homes. Through partnerships like Denver's Temporary Rental and Utility Assistance (TRUA) Program and other rental assistance efforts, we connected households across the state with \$11.7 million in rent, utility, and mortgage assistance — helping families avoid eviction and maintain housing stability during times of crisis.

By offering financial assistance, education, and targeted support, Brothers Redevelopment empowers residents to overcome challenges and build long-term stability. From helping renters avoid eviction to supporting first-time homebuyers through matched savings, our services form a comprehensive safety net for Coloradans navigating housing insecurity. In 2024, we continued to strengthen that system — expanding access to resources, removing barriers, and meeting people where they are.

"Behind every application is a person trying to keep a roof over their head. Our goal is to make sure no one falls through the cracks — whether they're facing a sudden crisis or just need a little help to stay on track," said Brothers Redevelopment Rental Assistance Department Manager Enrica Bustos-Creviston. "The impact of this work isn't just measured in dollars; it's measured in stability, relief, and the chance to move forward."



Above Left: Colorado Housing Connects Program Director Patrick Noonan speaks at The Colorado Sun's SunFest, where he shared insights on the challenges renters face across Colorado. Through services like rental assistance, eviction prevention, and housing counseling, Colorado Housing Connects works to ensure residents have the support they need to stay housed.

Above Right: Participants listen in during a Homebuyer Education Workshop hosted by Colorado Housing Connects in Edgewater. These workshops equip first-time buyers with the knowledge they need to navigate the homebuying process — from budgeting and credit to closing and beyond.

Simply put, it's expensive
to live in Colorado

New Communities, Lasting Impact: Brothers Property Management Strengthens Affordable Housing in Colorado

According to the National Low Income Housing Coalition, Colorado ranks as the eighth least affordable state for housing in the nation. When you add in the rising cost of goods and everyday essentials, it's easy to see how many households are caught in a perfect storm of financial strain. That's why it's more important than ever to offer stable, affordable housing options — homes that allow individuals and families to stay rooted in their communities without being priced out.

At Brothers Redevelopment, we're addressing this need through Brothers Property Management — our dedicated arm that oversees and/or owns affordable housing communities across Colorado.

Over the past year, we've added several new properties to our portfolio, expanding our reach and deepening our commitment to providing safe, affordable homes for those who need them most. In total, Brothers Property Management oversees 1,370 affordable units at 29 communities across Colorado, offering housing options for older adults, people with disabilities, and families.

Notable milestones in 2024 include the opening of Eagle Meadow Homes in Aurora.

Developed by Community Housing Partners and located at 14965 E. 2nd Ave., this community features 141 one-, two-, and three-bedroom units and is managed by Brothers Property Management.

At the start of the year, Brothers Property Management also expanded its footprint by taking on new management contracts for the Villas at Wadsworth Station, Santa Fe Apartments, and Dahlia Street Apartments. These communities collectively offer 152 affordable housing units — providing critical housing stability for families facing the pressures of a challenging market.

Looking ahead, Brothers Property Management is preparing to take on several exciting new communities.

In Boulder, we'll oversee management of Grace Commons Annex, a mixed-use development opening in 2026 that will include 30 affordable housing units, a café and bakery, and on-site programming like workforce training and financial literacy education.

The Irving at Mile High Vista, currently under construction along West Colfax, will offer studio to three-bedroom homes for residents earning between 20% and 80% of the area median income — with Brothers Property Management ensuring quality support and housing for its future residents.

We also marked the opening of SP Crossing in Commerce City in 2025 — a new community featuring a mix of studio, one-, two-, and three-bedroom apartments.

"As our portfolio grows, so does our responsibility to the people and communities we serve," said Tiffani Thomas, Director of Brothers Property Management. "Each new community represents a chance to ensure that more Coloradans have access to housing they can afford and a place they're proud to call home."

Top: Eagle Meadow Homes in Aurora, one of the newest additions to the Brothers Property Management portfolio, opened in 2024 with 141 affordable units for individuals and families. As housing costs continue to rise across Colorado, developments like this are critical in helping residents stay rooted in the communities they call home. — Center: SP Crossing, a newly opened affordable housing community in Commerce City, is among the latest properties managed by Brothers Property Management. With a mix of studio to three-bedroom apartments, SP Crossing provides vital housing stability for residents in a region facing steep affordability challenges. — Bottom: A rendering of The Irving at Mile High Vista, a future affordable housing community along West Colfax. Set to serve residents earning between 20% and 80% of the area median income, The Irving will offer a mix of units and on-site services — with Brothers Property Management ensuring a strong foundation for residents when it opens.





"Our goal is

every older adult feels safe,
supported & valued."

From Benefits to Belonging: Aging in Place Ensures Older Adults Age Safely at Home

Across Colorado, older adults are facing unprecedented challenges as they age — from rising costs to a shortage of accessible housing options.

Research from a 2024 AARP survey found that more than 40% of adults over the age of 50 believe they will have to move eventually, not by choice but out of necessity — because their homes or communities won't meet their needs as they age.

At Brothers Redevelopment, we believe aging shouldn't mean displacement. Through our Aging in Place Program, we're working every day to help older adults navigate complex systems, access life-changing benefits, and age safely in the places they call home. The program operates across Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Gilpin, and Jefferson counties, connecting clients to services like food assistance, housing support, transportation, health care, and more.

In 2024, our Aging in Place Program assisted 3,990 individuals in Colorado, providing \$579,659 — meaning our clients received monthly benefits or services that amounted to \$579,659. This service also supported 639 Spanish-speaking older adults, ensuring that language is never a barrier to accessing vital resources in Colorado.

"We know that aging comes with new challenges, but no one should have to face those challenges alone," said Gary Olson, Brothers Redevelopment's Resident Services Manager. "Our team is here to walk alongside older adults — to connect them with the resources they need and to make sure they feel supported, respected, and empowered every step of the way."

Navigating benefits and support systems can be overwhelming, especially for older adults who may face language barriers, limited internet access, health challenges, or simply don't know where to start. That's why our Aging in Place team offers a personalized benefits checkup for every client.

This process helps identify overlooked opportunities that can increase income or improve quality of life — from enrolling in food and housing programs to accessing health care, utility assistance, or Social Security benefits. Our navigators act like trusted guides, breaking down complex systems and advocating alongside our clients to make sure they don't fall through the cracks.

At Brothers Property Management communities, our Aging in Place Program extends its support through the work of dedicated resident service coordinators who provide similar personalized services on-site.

Our resident service coordinators serve as on-site advocates, connecting residents at Brothers Property Management communities with local resources to meet both



housing and personal needs. This personalized approach ensures residents receive timely support while creating a sense of belonging and empowerment within their homes.

"Whether we're working with someone in their home or at one of our affordable housing communities, our goal is to make sure every older adult feels safe, supported, and valued," said Olson.

Top left: At our Eastbay community, residents gathered for a special workshop focused on mindfulness and scam prevention — part of Brothers Redevelopment's Aging in Place efforts to keep older adults informed, connected, and safe. The event was made possible through partnerships with the City and County of Denver and Partner Colorado Credit Union.

Top right: A resident at a Brothers Property Management community smiles after receiving a holiday turkey, delivered by one of our resident service coordinators. Through on-site resident service coordination, Brothers Redevelopment helps connect residents to resources, build community, and support their overall well-being.

Thank You 2024 Supporters!

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In 2024, PCL Construction continued its long-standing commitment to community service by sponsoring the Paint-A-Thon with a generous \$5,000 gift — and once again rolling up their sleeves to make a difference. A team of PCL employees spent the day transforming the exterior of a Westminster home owned by an older adult. The volunteers brought not only their painting skills, but also a contagious spirit of teamwork and compassion.

This year’s project is part of a nearly four-decade legacy. Since 1985, PCL Construction employees have contributed more than \$162,000 worth of volunteer hours through the Paint-A-Thon, helping low-income older adults and people with disabilities safely age in place. Their support exemplifies what’s possible when a company’s values extend beyond the jobsite and into the neighborhoods where they live and work.



UDR has been a valued Paint-A-Thon partner since 2022, and their commitment to community impact continues to grow.

In 2024, the company deepened its support with a \$7,500 sponsorship — and another day of hands-on service. A team of UDR employees gathered in Englewood to paint the home of a longtime resident who could no longer safely maintain his property.

This marked the third home UDR volunteers have revitalized in just three years. Each project reflects their team’s genuine care for others and their desire to give back in a direct, tangible way.

Paint-A-Thon Supporters



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Desmond Fleming, Community Mgr
Drakkar Belisle, Community Mgr
Felipe Menchaca, Maintenance
Ilse Banuelos Hernandez, Maintenance Admin Asst
Kareema Rhodes, Community Mgr
Karla Corea, Janitor
Kimberly Shuster, Affordable House Ops Administrator
Maggie Langan, Community Mgr
Michael Tellez, Maintenance
Norma Hau Pech, Janitor
Patricia Soria-Ramos, Community Mgr
Ronald Bowman, Maintenance
Ryan Alexander Dumar, Maintenance
Shonna L Sveen St John, Resident Services Coordinator
Susan Diggs, Maintenance
Toby Reschke, Community Mgr
Vanessa Islas Santos, Community Mgr
Alexandra Cooper, Assistant Comm Manager
Andres Santos Barrera, Maintenance
Anna Markovich, Community Mgr
Anne Kerven, Resident Services Coordinator
Armando Marquez, Maintenance
Austin Balzer, Maintenance

Brennan Sheets, Area Property Mgr
Candi Paradise, Community Mgr
Damien Trujillo, Maintenance
Eduardo Linarez, Maintenance Supervisor
Elia Lagos, Janitor
Frances Ortiz, Maintenance
Jesus A Salas Aldana, Maintenance
Jose Rodriguez, Director of Maintenance
Julie Donelan, Resident Services Coordinator
Keith Salazar, Maintenance
Lakisha Benford, Community Mgr
Loretta Hartpence, CM Back Up
Lyndi Snell, Resident Services Coordinator
Mariah Lopez, Community Mgr
Marlon Dominguez, Maintenance
Mary Griego, CM Back Up
Michael Arguello, Maintenance
Nathanial L Carns, Community Mgr
Rodney Green, CM Back Up
Rogelio Tellez Lazaro, Maintenance
Roxann Trujillo, Janitor
Stephanie Rivera, Community Mgr
Steven Diaz, Maintenance Supervisor
Yefri S Chamorro Fernandez, Maintenance

Colorado Housing Connects
Alexandra Sealey, Lead Housing Navigator
Alexia M Thompson, Senior Data & Evaluation Analyst
Amy Kennedy, Housing Counselor
Bianca Tellez, CHC Program Supervisor
Christina Morales, Housing Navigator
Cynthia Larsen, Housing Counselor
Daisy Adriana Benitez Yanez, Bilingual Housing Navigator
Deborah Self, Housing Navigator
Diana Talamantes, Housing Navigator
Dulcenea J Miller, Housing Stability Case Manager
Giselle Blacker, Bilingual Housing Navigator
J Christopher Simms, Housing Navigator
Jean Guerra Herrera, Housing Navigator
Julie Manning, Tenant-Landlord Mediator
Karen Zook, Housing Navigator
Landon Stafford, Housing Counselor
Patrick Noonan, Director, CHC/Housing Counseling
Reesa Bohanan, Housing Navigator
Samuel Jenkins, Tenant-Landlord Mediator

Home Modification and Repair
Christelle Ford, HMR Project Manager
Daniel Boldt, Project Development Coordinator
George Lopez, Renovation Specialist
Jason McCullough, Director HMR
Jonathan Sandberg, Housing Rehab Coordinator
Kathryn Mcmichael, Senior Administrator HMR
Maria Campos Becerra, HMR Housing Support Specialist
Mikayla Saxton, HMR Admin Supp Coord
Nathan Morrow, HMR Foreman

Landlords Opening Doors
Anne Pierce, Senior Landlord Recruitment Specialist
Bailey Botelho, Landlord Recruitment Specialist
Tonya Clay, Landlord Recruitment Specialist

Rental Assistance
Alyssa Tweed, Rental Assistance Case Worker
Charvondra Watson, Grant Billing Specialist
Elsa Herrera, Rental Assistance Case Worker-Bilingual
Enrica Bustos-Creviston, Rental & Mortgage Assistance Program Manager
Hannah Sapp, Rental Assistance Case Worker
Keila Murillo Cortez, Rental Case Processor
Lauren Gray, Rental Assistance Case Worker
Lisett Flores, Rental Assistance Case Worker
Marta Cary Skovinski, Tenant-Landlord Mediator
Priscilla Chavez, Application Assistance
Scarleth Ferrera, Accounting I
Tonya Cox, Rental Assistance Case Worker

Volunteer Department
Ava JC Ruth, Seasonal Project Management Intern-Denver
Devon J Van Andel, Seasonal Project Management Intern-Colorado S
Jacob Lee, Seasonal Project Management Intern-Denver
Jamir Simpson, Volunteer Coordinator
Jason Stutzman, Manager, Volunteer Department
Levi J Santoro, Seasonal Project Management Intern-Denver
Nathan Gray, Volunteer Coordinator
Rakim Johnson, Seasonal Project Management Intern-Colorado S
Serina Spencer, Volunteer Department Support Specialist
Wyatt McCullough, Seasonal Project Management Intern-Denver

Board of Directors
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President, FirstBank, Boulder County
Jennifer Haynes, Vice Chair
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I The Huntington National Bank

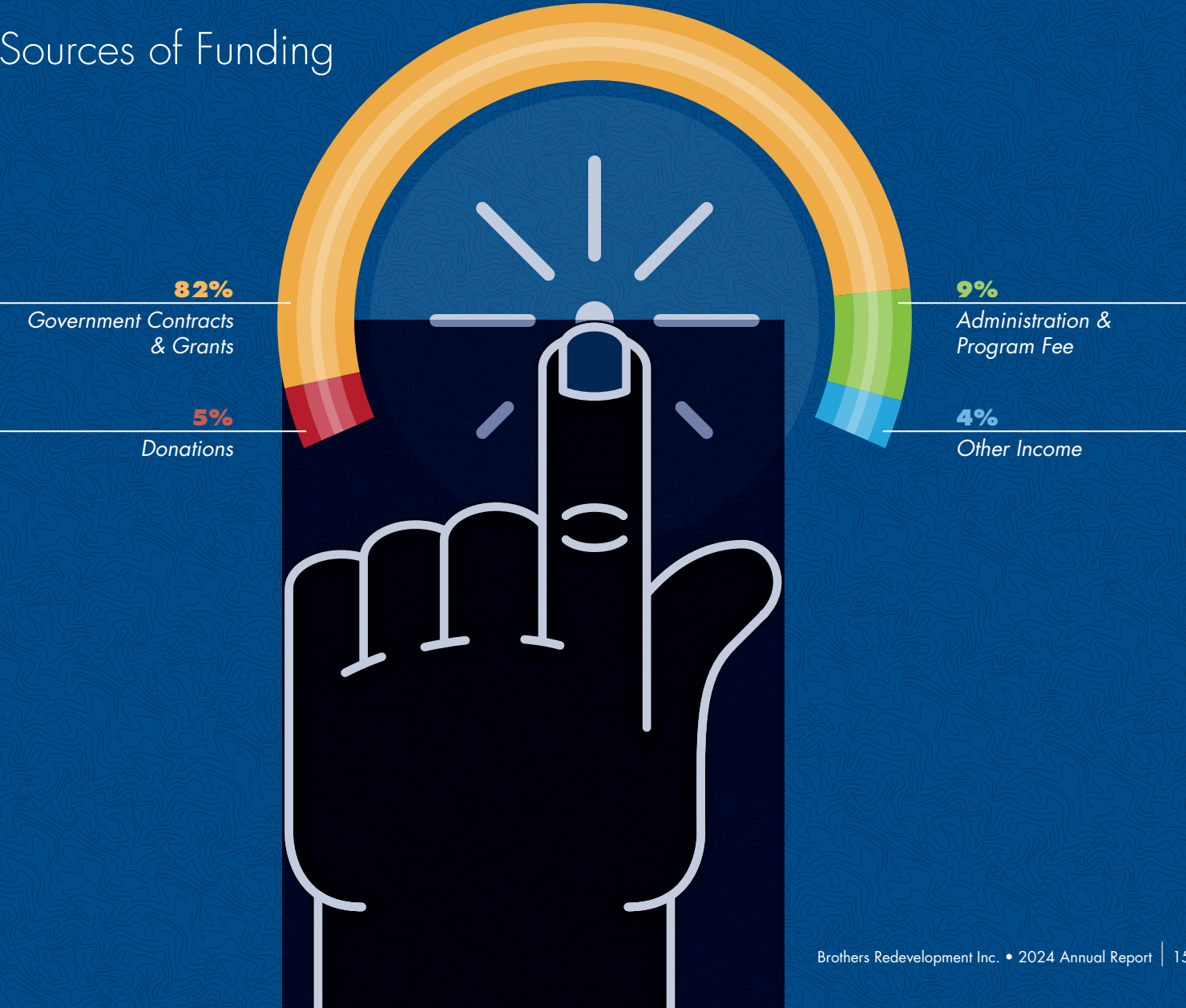
Financial Summary

Note: numbers are unaudited Fiscal Year October 2023 – September 2024

Statement Of Activities	
Revenue	
Thornton Home Loan	\$964
BPM Earnings	\$106,802
Donations	\$1,224,012
Contracts & Grants	\$19,153,672
Devlopment Fee	\$(877,642)
Admin Fee	\$1,991,889
Other Income	\$870,633
Cost of Goods/Program	\$(12,039,220)
TOTAL REVENUE	\$10,431,110
Expenses	
Expenses	\$5,118,640
Depreciation & Amortizatin	\$33,306
TOTAL EXPENSES	\$5,151,946
NET INCOME	\$5,279,164

Balance Sheet	
Assets	
Current Assets	\$15,565,586
Fixed Assets	\$854,846
Other Assets	\$12,285,841
TOTAL ASSETS	\$28,706,273
Liabilities	
Total Liabilities	\$7,235,360
Equity	\$21,470,913
TOTAL LIABILITIES & EQUITY	\$28,706,273

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:

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Fax: 303-274-1314

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Twitter: @Bros_Redevelop
Facebook: BrothersRedevelopment
Instagram: @brothersredevelopment