

**BROTHERS REDEVELOPMENT, INC.**

# **ANNUAL REPORT**

# **2025**



**“BUILT BY COMMUNITY”**

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*55 YEARS OF NEIGHBORS HELPING NEIGHBORS.*



# BUILT BY COMMUNITY

## 55 YEARS OF HOUSING IMPACT

For 55 years, we've been more than builders and service providers — we've been neighbors, partners, and advocates for housing stability across Colorado.

What began as neighbors helping neighbors has grown into a statewide organization supporting older adults, people with disabilities, low-income households, and communities facing housing challenges across Colorado.

Through home repairs, affordable housing, housing navigation services, and community partnerships, we've helped create safer homes, stronger neighborhoods, and greater housing stability for thousands of Coloradans.

Today, Brothers Redevelopment continues to expand its impact across the state, including growing affordable housing opportunities in Aurora through our merger with Community Housing Partners and increasing access to housing stability for Colorado families.

As we look ahead, we remain committed to strengthening communities and expanding access to safe, stable, and affordable housing across Colorado.

**Built by Community** remains more than a theme — it reflects the people, partnerships, volunteers, donors, and neighbors who continue to make this work possible every day.



“BUILT BY COMMUNITY”

# OUR IMPACT IN 2025

**52,911**

INDIVIDUALS SERVED

**\$11.7M**

FINANCIAL ASSISTANCE PROVIDED

**\$4.6M**

COST SAVINGS FOR OLDER ADULTS



## HOUSING STABILITY

- **2,237 INDIVIDUALS HOUSED** THROUGH BROTHERS PROPERTY MANAGEMENT
- **183 INDIVIDUALS HOUSED** THROUGH OUR LANDLORDS OPENING DOORS PROGRAM



## HOME REPAIRS

- **455 REPAIRS AND MODIFICATIONS** COMPLETED
- **373 HOUSEHOLDS** SERVED



## COMMUNITY IMPACT

- **116 HOUSES PAINTED** THROUGH THE PAINT-A-THON
- **2,461 VOLUNTEERS** CONTRIBUTED **19,464 HOURS**



## STATEWIDE SUPPORT

- **58,820 CONTACTS LOGGED** THROUGH COLORADO HOUSING CONNECTS
- **38,125 INDIVIDUALS** SUPPORTED STATEWIDE



# GROWING OUR HOUSING IMPACT



## COMMUNITY HOUSING PARTNERS MERGER

In 2025, Brothers Redevelopment expanded its impact through a merger with Aurora-based nonprofit Community Housing Partners (CHP), assuming management of three affordable housing communities totaling 183 apartments. This expansion strengthens long-term housing stability and increases access to safe, affordable homes for Aurora families.



## BROTHERS PROPERTY MANAGEMENT

Brothers Property Management (BPM) serves as the organization's property management arm, overseeing and owning affordable housing communities across Colorado. BPM owns and/or manages 31 affordable housing communities, providing safe, stable homes for residents statewide.



**183**

Affordable homes added through the CHP merger.



**1,499**

Affordable housing units owned and/or managed by Brothers Property Management.

# FROM \$7 TO HOMEOWNERSHIP



Five years ago, Denver resident Ana Blair moved into supportive housing for single-parent families.

A mother of two girls and one boy, Blair arrived with her family, a TV, an air mattress, and just \$7 to her name. She still vividly remembers a conversation she had with her children that first night in their new apartment.

“I told them, when we move out, we will have a house,” said Blair. “I knew when I moved out of that apartment, I would have my life together enough to buy a home.”

Blair’s prediction came true thanks to her hard work, determination, and support from Brothers Redevelopment’s Individual Development Account (IDA) Program. Through the program, qualifying Denver residents can save \$3,375, which the nonprofit matches at a 2:1 rate to be used toward a home purchase.

After months of saving, Blair used her funds — along with the matched savings from the IDA Program — to purchase a new townhome.

“I really just knew that I couldn’t do it without that extra support,” she said. “I can only go so far, but when you have a program that’s willing to match and give a little more, it really helps — especially as a single mom.”

Once she closed on her townhome, Blair wanted to make the moment unforgettable for her children. She decorated the exterior of the home with a “Welcome Home” sign surrounded by shiny star decorations, then took her kids on a walk before revealing the surprise.

When they saw the home for the first time, their excitement was overwhelming. One of her children hugged her and began to cry, and she cried with them.

“If I can do it, I want to be the one to tell everyone else they can do it and show everyone that anything is possible. But without that IDA, I don’t know if I would’ve been able to do it on my own,” said Blair.

## 2:1 Match

Through Brothers Redevelopment’s Individual Development Account (IDA) Program, qualifying participants are able to build savings with the support of a 2:1 match — helping individuals and families work toward goals like homeownership, post-secondary education, or starting a small business.

# FINANCIAL SUMMARY

Revenue

**\$22.1M**

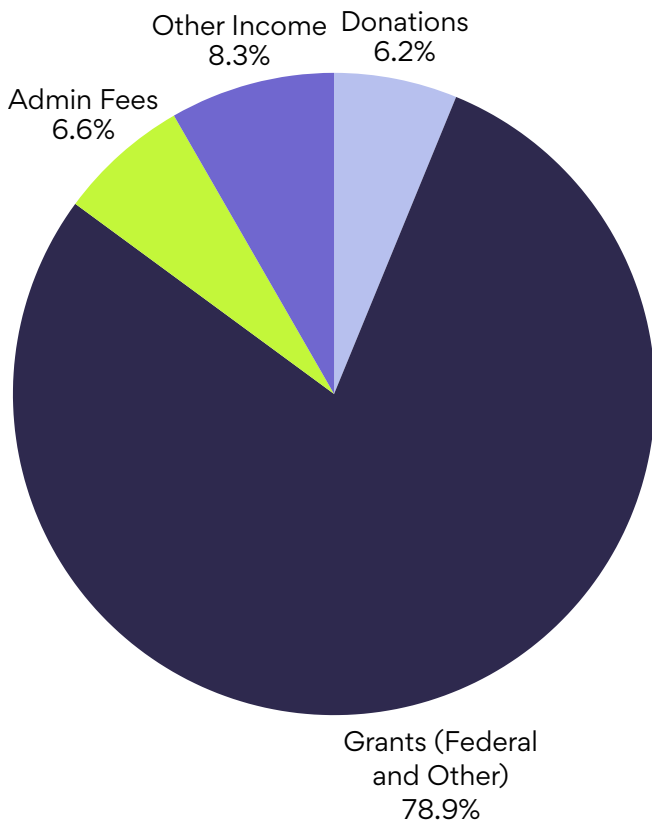
Expenses

**\$22.9M**

Net Income

**(\$826K)**

## REVENUE SOURCES



## REVENUE BREAKDOWN



**GRANTS**

**\$17.4M**



**DONATIONS**

**\$1.38M**



**ADMIN FEES**

**\$1.45M**



**OTHER INCOME**

**\$1.84M**

# THANK YOU TO OUR DONORS

Your support helps expand housing stability in Colorado.



## MAJOR INDIVIDUAL DONORS

Chad & Christine Nibbelink

Chad & Toni Mitchell

Dawn Schierling-Harder & Kevin Harder

Eileen & Matt Ruter

Elizabeth Nollenberger

Janice Ziegler

Janine Halverson

Julie & Jon TenEyck

Leslie Johnson

Lindsey & Trevor Daly

Mike & Ondrea Matthews

Sabastian Champlin

Shadia Ahmad

William Hughes



## ORGANIZATIONAL DONORS

### \$100,000+

- Bank of America
- Colorado Springs Health Foundation
- Daniels Fund
- KeyBank Foundation
- Next50 Foundation
- The Colorado Health Foundation
- The Colorado Trust

### \$25,000+

- The Weld Trust
- The Jay and Rose Phillips Family Foundation of Colorado
- Intermountain Health
- The Beacon Fund
- Colorado Gives Foundation
- Energy Outreach Colorado
- Huntington Bank
- Colorado Housing Finance Authority
- The Anschutz Foundation
- United Power
- Whiteman Family Foundation

### \$5,000+

- The City of Edgewater
- FirstBank
- US Bank Foundation
- Wells Fargo Foundation
- Thornton Assistance Fund
- Hankin Family Charitable Fund
- Schlessman Family Foundation
- Virginia Hill Foundation
- Insurance Industry Charitable Foundation
- Brighton Legacy Foundation
- Native Roots Cannabis
- PCL Construction Services
- PNC Foundation
- Shopworks Architecture

### \$2,500+

- United Power Round Up Foundation
- UDR, Inc.
- CoreSite
- El Pomar Foundation
- Richey May Cares Foundation
- Broomfield Community Foundation
- Hayes Family Foundation
- Calcon Construction, Inc
- Bachus & Schanker Cares Foundation
- Enterprise Community Partners
- Lakewood Legacy Foundation
- American Online Giving Foundation, Inc.
- City of Westminster
- Ent Credit Union Community Fund
- Westminster Community Foundation



# ORGANIZATION OVERVIEW

## 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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