



2019
Annual Report

Cause & Effect

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Maiker Housing Partners is disrupting generational poverty through socially conscious community development in Adams County.

As a progressive housing authority, Maiker is committed to addressing the systemic injustice that is the root of poverty. We do this by creating a pipeline of high-quality affordable housing, facilitating community building to impact change, and focusing on individual strengths so members can create the life they aspire to live.

maikerhp.org



Maiker
Housing Partners



Introduction



Message from Peter LiFari, Executive Director:

2019 was another banner year for Maiker Housing Partners. Not only did our team continue to move the needle towards our mission, but we also brought to life our newly developed core values and beliefs, moving us one step closer to operational excellence. These core beliefs drive our behaviors as an organization and have resulted in an operational playbook with its own language inspired by the inclusive spirit that defines our existence. At Maiker we are governed by a set of ideals created by us and for us. These ideals will continue to be our true north as an agency, reminding us to always treat each other and those we serve with dignity, warmth and grace. We are proud of the beliefs and values that now serve as our guide. We will continue to find ways of expanding and deepening our reach in Adams County, partnering and collaborating with like-minded agencies and investing in the individual and collective power of our members so they can create the lives they aspire to live.



Message from Eva Henry, Board Chair:

Having been a struggling single mom I know first-hand how hard it is to find safe and quality affordable family housing. I am proud to be a part of an organization that not only builds the buildings, but ensures the end results are warm, inviting and safe homes for those in the greatest need. As we look back on 2019, we celebrate a year of many successes – each one leading to the next, but all rooted in the core beliefs that the team has collectively set as their guiding light towards achieving the Maiker mission.



Our Core Beliefs



Creating a space where everyone belongs.

In 2019, we took a deeply focused look in the mirror that inspired a top to bottom review of Maiker's processes, practices, language and the underlying behaviors regarding how we make each other and our members feel. Guided by a shared desire to establish a vital state of connectiveness, we created our new Core Beliefs.

Maikers believe:

- > Poverty is systemic.
- > All people have strengths and gifts.
- > Everyone needs a home.
- > Diversity, inclusion and belonging allow us all to be our true selves.
- > Safety, health and wellbeing are our collective responsibility.

Maikers nurture opportunity for all people in all environments.



Spotlights



Funder Spotlights



The Denver Foundation

In 2019, The Denver Foundation invited Maiker to participate in its Shift cohort – a yearlong, capacity-building program designed to support our efforts to become more member-centered. We received approximately 44 hours of individualized coaching time from Shift coaches and a \$1,000 grant to help defray costs of Shift activities. Maiker’s participation in the Shift program was a catalyst for program development and internal policy change to support members in using their voice and power to build strong and connected communities.



Colorado Department of Public Health and Environment (CDPHE)

2019 marked the second year of a three-year collaborative grant from CDPHE. Of the over \$200,000 granted to Growing Home, Maiker is one of two sub-grantees (along with Early Childhood Partnership of Adams County) and receives \$68,000 each of the three years to fund our community organizing work at Alto. In 2019 this work saw great success leading to the formation of the resident-led Alto Community Council, as well as the empowerment of our members to engage their fellow community members in a community garden, a community art project and participation in leadership development and advocacy trainings. As a result of this work, members of the Alto community came together and advocated for the Westminster City County approval of 216 affordable housing units to be developed in Adams County. This work was hard yet rewarding not only for the affordable housing community, but for the members whose voices were heard and who contributed to change in their community - and all of it would not have been possible without the investment of CDPHE.

Partnership Spotlights



Maiker/Growing Home/ECPAC

2019 was a year of strengthening partnerships and diving deeper into our collaborative work on behalf of Adams County residents. Maiker continued our relationship with local nonprofits Growing Home and the ECPAC as we entered year two of our collective grant from Colorado Department of Public Health and Environment (CDPHE). Our three organizations dove deeper into the innovative model of combining community organizing and early child development under the stability of affordable housing to engage individuals in advocacy work that directly impacts their lives and their families



We leveraged the Collaborative Coaching model implemented by Growing Home, welcoming a full-time Growing Home Coach at Alto who carried a caseload of up to 10 families at any given time. This model resulted in Maiker’s ability to supplement the broad support provided by our communities with individualized support rooted in personal goal setting for each family.

This partnership also leveraged ECPAC’s expertise in early childhood development allowing Maiker to further define our policies for better serving the young people at each of our communities. ECPAC also contributed to the advocacy work resulting from our combined partnership to ensure the interests of all members of our communities were at the forefront.



Adams County

We also continued to strengthen our partnership with Adams County in 2019, participating in collaborative strategy sessions to address county-wide issues related to affordable housing and homelessness and working together to develop the vision for a safe housing environment for young people aging out of the foster care system. Maiker also continued partner with the County’s Human Services Department to administer Temporary Assistance to Needy Families (TANF) funds for Adams County residents struggling to pay rent.



Highlights



Affordable Housing Advocacy

Making a Difference

In 2019, we expanded our advocacy efforts active at the local, state and federal levels to ensure our collective voice is heard and representative of those we serve.

- On May 17, 2019, Governor Polis signed four bills into law at Maiker's headquarters at Alto Apartments in Westminster. In all, the four bills allocate \$230 million over the next five years for affordable housing. It is estimated the investment could triple the supply of affordable housing statewide.
- Alto member Mike Medina helped champion the legislation, testifying on behalf of HB19-1228 with Representative Shannon Bird, of Adams County district 35. The passage of HB19-1228 resulted in Maiker receiving federal and state tax credits from the Colorado Housing and Finance Authority for the development of the Caraway, a new multifamily, mixed-income affordable housing project in unincorporated Adams County.
- Three Alto members testified in front of Westminster City Council and pushed for the approval of a new affordable housing community, St. Mark Village, which passed with a 5-2 vote.
- In response to safety concerns voiced by fellow members, the member-led Alto Community Council organized a petition requesting the City of Westminster to install a three way stop sign near the building. The City approved the petition and installed the stop sign in October 2019.



Housing Choice Vouchers

Housing

- From January 2019 to December 2019, Maiker received \$16,793,509 in direct HCV program funding.
- Three individuals graduated from our Family Self Sufficiency Program and we disbursed escrow checks totaling \$27,858.90.
- 431 households attended and received rent and utility related education through our in person workshops.



Socially Conscious Community Development

Development

In October 2019, Maiker celebrated the grand opening of Crossing Pointe North, the first phase of a new multigenerational, affordable housing community in Thornton. Crossing Pointe features 64 apartment homes for low-income seniors earning 30, 40, 50 and 60 percent of the Area Median Income. This type of development is particularly needed in the Thornton community which has the highest median rent of all municipalities in Adams County.

In a unique demonstration of public-private partnership, Adams County gifted Maiker the Adams County Children & Family Services building to adaptively reuse and develop into the Caraway – a multi-family, mixed income community for residents of Adams County that also provides safe and affordable housing for young adults who are transitioning out of foster care. Following the donation of the building, Colorado Housing and Finance Authority awarded Maiker a low-income housing tax credit for the development during a highly competitive state 4% tax round in August 2019.

“With this project, we are shaping the future of a changing Adams County and taking a measurable step toward reducing the housing affordability gap.”

– Eva J. Henry, Commissioner for Adams County District 1



2019 Financials



Revenue



■ Grants	\$20,706,080
■ Rent	\$18,000,14

Expenses



■ Housing Assistance	\$17,322,716
■ Administrative	\$3,701,793
■ Maintenance	\$4,151,243
■ Utilities	\$1,801,738
■ Depreciation	\$5,886,726
■ Interest	\$4,131,165
■ Other	\$3,856,005

Total Assets **\$202,934,794**

Total Liabilities **\$74,127,856**

Maiker by the Numbers



15

Owned and Managed Communities



1,637

Households live in affordable homes at Maiker-owned and managed communities



1,306

Housing Choice Vouchers provided homes for 3,344 family members including:



28

Participants worked with Maiker staff to identify goals and work towards them through the Family Self Sufficiency Program (FSS)



\$184,745.12

Distributed through TANF Grants to ensure residents live in stable housing

- > Veterans, the elderly, people with disabilities and families being reunited with their children
- > 48.7% of members are seniors or people with disabilities



Recognition



Maiker Community Member Testimonial



Selena Shepherd, Member at Alto

Selena Shepherd was inspired to join Alto's Community Council after seeing first-hand what community organizing can accomplish. When her neighbors' testimony at a Westminster City Council meeting resulted in a "yes" vote for a new affordable housing development, Selena recognized an opportunity to keep the momentum going forward.

"Affordable housing is the best way to provide people with a step up in life. It has given me sense of security and allows me to plan for my future. Before I found Alto, I was in survival mode. Now, I'm no longer burdened by rent and have the confidence to work towards my goals."

Since joining Alto's Community Council, Selena has participated in a Hunger Free Colorado event for food justice. Guided by the belief that affordable housing should be accessible to anyone who needs it, Selena has become a strong local advocate for Maiker's mission.

Maiker Board of Commissioners – Spotlight



Jenni Grafton, LEED AP-ND, Assoc. AIA

Jenni joined Maiker's Board of Commissioners in April 2019. As the Economic Policy & Development Manager at the City of Westminster, she brings experience in urban design, plan review and development services. Her primary focus is on redevelopment efforts in the Westminster Station TOD area and coordinating the City's affordable housing policy and strategy initiative. Her expertise includes design project management, public policy development, sustainability practices and urban infill projects.

