



**2020 // Annual Report**

# Meeting — the — Moment



**Staying hungry, humble and smart  
during a year unlike any other**

[maikerhp.org](https://maikerhp.org)



**Maiker**  
Housing Partners



# Introduction



## Message from Peter LiFari, Executive Director:

In March of 2020, our team went through a big change. It's probably not the one you're thinking about. On March 1st, we changed our name from Unison to Maiker Housing Partners. The name change ushered our organization into a new era that would evolve our team, structure and vision into the future. The process gave us the opportunity to realize our shortcomings, reevaluate our goals and strengthen our values. **We came out of the experience as a stronger organization.**

When COVID-19 hit two weeks later, Maiker was uniquely positioned to meet the moment. We knew how important it was to keep our community strong. We knew that the months ahead were going to be unpredictable and unprecedented, but, most importantly, we knew the Maiker team was up for the task.

It was an incredible privilege to work with a team so wholeheartedly committed to keeping our communities safe and sound over the past year. Each and every day, Maikers showed up to ensure our members and their neighbors were able to stay healthy, safe and stable in their homes during a time of incredible hardship.

As we look to the future, I am confident in Maiker's ability to meet more challenges while staying humble, hungry and smart. With a passionate, dedicated team, we can achieve our goal of making Adams County a better community for all.



## Message from Eva Henry, Board Chair:

The COVID-19 pandemic intensified the housing crisis in cities and towns across the country. Here in Adams County, the Maiker team went above and beyond to keep our community members housed and healthy through an incredibly tumultuous time. 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. This work was particularly salient in 2020, and remains of critical importance as we move past the pandemic. The past year has taught us so much. At Maiker, it has shown us that our team can truly meet the moment and bring about real change for Adams County.



## Our Core Beliefs

Creating a space where everyone belongs.

### 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/Partner Spotlights



### Adams County

As part of the Adams County COVID-19 emergency response and recovery strategy, Maiker partnered with Adams County to create the Adams County COVID-19 Short-Term Rental and Mortgage Assistance Relief Fund. The fund began with an initial investment of \$300,000 from the Adams County Foundation and grew to include funding from the CARES Act and other local sources. In partnership with the County, Maiker coordinated distribution of the funds to provide emergency, short-term rental and mortgage assistance to households that are most vulnerable to eviction or foreclosure.



### Municipalities in Adams County: Brighton, Commerce City, Federal Heights, Northglenn and Thornton

In order to effectively distribute COVID assistance funds, Maiker strengthened our partnerships with municipalities across the county. We worked closely with Brighton, Commerce City, Federal Heights, Northglenn and Thornton to determine applicant eligibility to ensure the fund was available to as many county residents as possible. When we had a thorough understanding of the CARES Act qualifications, we collaborated with these municipalities to open eligibility up to every resident of Adams County regardless of immigration status. Once we made this distinction, the state and other entities followed suit.



### Colorado Legal Services

To help solve disputes between landlords and tenants during the COVID-19 crisis, Maiker facilitated a one-of-a-kind partnership with Colorado Legal Services, the 17th Judicial Court of Colorado and Tschetter Sulzer Attorneys at Law to create the Rapid Settlement Program. This program used the combined expertise of these organizations to create long-term payment plans and solutions to keep people housed and landlords solvent.







# Highlights



## Adams County COVID-19 Rental & Mortgage Assistance Program

The COVID-19 pandemic intensified our country's housing crisis in every way possible. Many Coloradans found themselves out of work and unable to keep up with necessary expenses - housing included. To keep Coloradans housed, Maiker Housing Partners partnered with Adams County to create the COVID-19 Rental and Mortgage Assistance Relief Fund. The funds provided rental and mortgage assistance for low-income Adams County residents experiencing economic stress due to the COVID-19 crisis. As of April 2021, the funds have distributed \$3,866,871 to 930 households, serving 2,790 people.



## Housing Choice Vouchers Housing

1,331 Housing Choice Vouchers provided homes for 3,424 family members including:

- > Veterans, the elderly, people with disabilities and families being reunited with their children
- > 47.56% of members are seniors or people with disabilities



**“Absolutely amazing! Cannot thank them enough for helping my family and I get through this tough time with COVID by paying all of the rent we owed to our apartment complex and the month coming up making us 100% back on track...Thank you again! Words cannot begin to express our gratitude.”**

**– Bree Schlattman, Maiker Member**



# Highlights



## Family & Community Vitality

As part of our commitment to investing in the individual and collective power of our community members, Maiker's Family and Community Vitality (FCV) program has been helping our members create the lives they aspire to live. Throughout 2020, Maiker staff continued their work within our communities to mobilize members, connect them to essential resources and support the healthy development of children and families.

### > Community Organizing

We facilitated both virtual and socially distanced community meetings to provide members with a space to connect and discuss pertinent issues, like affordable housing, COVID-19 relief advocacy and community safety.

### > Community Resource Navigation

In 2020, we strengthened our partnerships with Food Bank of the Rockies, Senior Hub, GrowHaus and Growing Home to help us provide food assistance and delivery to community members in need.

### > Early Childhood Development

Due to the pandemic, we adapted the Home Instruction for Parents of Preschool Youngsters (HIPPPY) program to provide parents with teaching and coaching through virtual home visits and resource sharing.



## Socially Conscious Community Development

> On August 28, 2020, Maiker broke ground on **Caraway**, a new multi-family, mixed-income affordable housing project in unincorporated Adams County. Caraway is a one-of-a-kind project that will house 72 units for households between between 30% and 70% of the area median income (AMI) – 12 are reserved for youth aging out of foster care.

> As part of our commitment to promoting affordable housing in the metropolitan Denver area, Maiker partnered with the Community Development Trust to acquire **Toscana Apartments**. Under the joint ownership agreement, CDT and Maiker will increase the proportion of units serving very low-income (50% AMI) households and capitalize nearly \$2 million in immediate repairs and capital reserves to ensure the property is preserved as high-quality affordable housing for the foreseeable future. This investment demonstrates how a public-private partnership can be maximized to overcome the barriers facing the development of affordable housing in Colorado.

> Maiker Housing Partners was awarded Federal and State Low Income Housing Tax Credits from the Colorado Housing and Finance Authority to construct **Crossing Pointe South** – the second and final phase of the Crossing Pointe Community. This tax credit bolstered other financial support from state and local entities and paves the way for completion of the Crossing Pointe multi-generational community.





# 2020 Financials



## Revenue

■ Grants*	\$27,227,486
■ Rent	\$19,330,335
■ Other**	\$17,514,587

\* Grants include COVID Relief revenues

\*\* Includes \$3 million partnership fees and other revenues, \$9 million CPN Equity Contribution, \$2 million Caraway Equity Contribution

† Other includes costs for COVID Relief expenses

## Expenses

■ Housing Assistance	\$18,428,365
■ Administrative	\$5,239,079
■ Maintenance	\$4,180,373
■ Utilities	\$1,959,012
■ Depreciation	\$6,324,415
■ Interest	\$4,775,840
■ Other†	\$8,523,030

**Total Assets** **\$231,761,408**

**Total Liabilities** **\$142,991,238**

## Maiker by the Numbers



**16**

Owned and Managed Communities



**1,931**

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



**1,331**

Housing Choice Vouchers provided homes for 3,424 family members



**34**

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



**\$246,011.90**

Distributed through TANF Grants to ensure 211 families live in stable housing



**20**

Families were supported with Thornton CDBG funds in the amount of \$27,703.44



**\$87,011.68**

Distributed through EOC Energy Outreach Colorado to support 204 families.



**2,428**

Families were assisted with CARES funds in the amount of \$3,295,232.73



**\$292,377.51**

Total COVID-19 funds helping 22 families stay in their homes.



# Recognition



## Maiker Community Member Testimonials



### Carolyn, Member at Terrace Gardens

Carolyn has lived in Adams County all of her life and feels a deep connection to the community. After spending many years without a home, she won the Maiker Housing Choice Voucher lottery and moved into Terrace Gardens. Since moving in, she has built confidence, community and family.

“Maiker has proven to me that they really care about their neighborhoods, tenants and community council. I feel heard and validated.”

Carolyn has been a leader in the effort to build a community garden for Maiker residents.

“The garden will be a neat and creative way to gather again. I think it’ll be very healing for the community.”



### Martha, Member at Crossing Pointe North

When Martha found out about Crossing Pointe North, she knew it would be the right fit. Since November 2019, she’s been a central part of the Crossing Pointe Community. With the help of Maiker staff, Martha learned the power of community organizing.

“I’ve become the person that people come to if they need help – especially during the pandemic. I guess it’s the way I was raised. If someone needs help, I’ll get my toolbox or call whoever I need to and I’m there.”

## Maiker Board of Commissioners – Spotlight



### Robert Deuschle

After over a decade of service, Robert Deuschle is wrapping up a successful tenure on Maiker’s Board of Commissioners. Deuschle brought extensive financial knowledge from his 32-year career at First Bank to the board. Today, he raises capital for commercial investments, focuses on commercial real estate and helps businesses get restructured and reestablished with banks as a managing member of Cato Capital.

Deuschle played a pivotal role in positioning Maiker as a financially and organizationally strong housing authority. He was a devoted board member whose passion for his community, commitment to our vision and immense financial expertise will be greatly missed. Thankfully, Deuschle will continue volunteering his time on Maiker’s development committee. We look forward to seeing what he will continue to achieve for Adams County.

