



**Maiker**  
Housing Partners

# 2021 Annual Report

**Year in Review with Maiker Housing Partners**

♥ **Heart,**

🤝 **Humanity &**

🏠 **Housing**

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In 2021, as the pandemic persisted and cost of living rose to a record high, Maiker remained steadfast in their commitment to keeping Coloradans housed.

And doing so with **heart** and **humanity**.

# Reflections From Leadership



## Message from Peter LiFari, Executive Director:

Maiker Housing Partners' commitment to socially conscious community development is about more than owning, operating and building affordable housing. It's about people.

When I reflect on the past year at Maiker, while I celebrate the groundbreaking, grand openings, partnerships and awards our team celebrated, what resonates with me most are the people, the heartbeats that drive our mission, both Members, Maikers and our Adams County community members.

2021 was a year of housing with heart and humanity at Maiker. While the housing market presented shockingly high average rents, sky rocketing rental renewal rates and tragically, eviction rates that are returning to pre-pandemic levels, finding and securing an affordable home is hard and it's getting harder every day. In response we at Maiker led with heart - creating systems that recognized our members' humanity. When we put people at the center of our decision making analysis, we found that the vast majority of Maiker member tenants were laser focused on navigating the ongoing impacts of the pandemic; we were inspired by their determination, resiliency and hope. This inspiration and influence manifested in Maiker looking inward, first asking ourselves how we can gain the trust of our members—to best serve our community.

In 2021, Maiker Housing Partners remained steadfast in our commitment to creating safe and sound spaces where everyone belongs. As we look to the future, we are excited to continue this commitment through innovative strategies and unique partnerships that will make Adams County a more affordable place to live a life of vibrancy.

Because all people deserve housing with heart and humanity.



## Message from Eva Henry, Board Chair, Adams County Commissioner, District 1:

As I reflect on the work of Maiker Housing Partners in 2021, I think of the word compassion. Amid the ongoing hardship of the COVID-19 pandemic, the Maiker team remained committed as ever to keeping Adams County residents housed—always treating our community members with warmth, understanding and grace. This compassion was best exemplified through the grand opening of Caraway—my personal 2021 Maiker highlight. The development of Caraway has helped to fill the gap of essential affordable housing in Adams County, especially for youth aging out of foster care.

I had the opportunity to speak with two young people who had recently aged out of foster care and moved into Caraway. They expressed their gratitude for having a place to call home after finishing high school and beginning their next chapter. As they shared their stories, I felt the impact of effective, intentional nonprofit and government partnerships. When we combine our resources, hearts and expertise, we can make a difference for the people who call Adams County home. I look forward to another year of working with compassion with Maiker Housing Partners.



## Our Core Beliefs

Creating a space where everyone belongs.

### Maiker believes:

- > 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.



# Partner Spotlights

## Heart



### Colorado Eviction Defense Project

When the statewide eviction moratorium ended in 2021, some Colorado housing developers began evicting tenants who were struggling to pay rent due to financial hardship. Maiker had a different approach. In partnership with the Colorado Eviction Defense Project (CEDP), Maiker supported housing stability by providing pathways to legal assistance for individuals who received a court summons for eviction. CEDP intervened in legal processes by negotiating more time and rapidly completing and processing rental assistance applications. This partnership exemplified Maiker's commitment to identifying new and creative solutions to ensuring housing is available to all Adams County residents.



### Kids First Health Care

In 2021, Maiker partnered with Kids First Health Care to open a weekly, bilingual pediatric health care clinic at Alto Apartments in Westminster. The clinic provided primary and preventative care services for children and youth up to age 21, including well-child check-ups, sports physicals, vaccines, sick visits, reproductive health care and more. Patients did not have to be members of a Maiker community or have insurance to receive care. During a time of increased anxiety surrounding community health, the Kids First clinic provided essential healthcare services to support family wellbeing.



### The Senior Hub

In 2021, Maiker partnered with the Senior Hub to provide food boxes, home cleaning supplies and pet care items to aging community members living at five of our communities in Adams County. The Senior Hub delivered 150 boxes to each of these five properties per month, providing essential items to support aging Maiker members. This partnership ensured our members who were at risk of severe infection from COVID-19 would have access to the resources without having to put themselves or their loved ones at risk.



### Early Childhood Partnership of Adams County

For many years, Maiker has collaborated with Early Childhood Partnership of Adams County (ECPAC) to offer educational engagement opportunities to our members and their families. In 2021, we recognized the need to expand this partnership and support dialogues around issues of systemic inequity, substance abuse and more. Throughout the year, Maiker staff attended ECPAC's series of racial equity and substance abuse disorder trainings. These trainings continue to drive ongoing discussions on how to incorporate trauma-informed practices into our work and focus on community mental health.



### The Senior Hub

**The Senior Hub delivered 150 boxes to each of our five properties per month, providing essential items to support aging Maiker members.**



# Program Highlights

## Humanity

### Community Ambassador Program

In early 2021, Maiker launched a community ambassador program with a grant from Rose Community Foundation and funding from the Colorado Housing and Finance Authority (CHFA). The program was initially designed to recruit and train volunteer members from Crossing Pointe North and Orchard Crossing to help with vaccine information and resource navigation. Through ambassadors' conversations with families, friends and neighbors, Maiker's on-site vaccine clinic administered 639 COVID-19 vaccine doses in four months. In May alone, the ambassadors administered 287 doses to Adams County community members. This was all made possible with the help of our passionate members that wanted to keep their community safe.



### Community Garden

Maiker members at Alto Apartments and Terrace Gardens hosted their first planting party for a new community garden—the Gathering Place—located in between the two communities in Westminster. The project was conceptualized by Maiker Community Council members and brought to life with the help of Denver Urban Gardens, Norris Design and Growing Home.



### Community Organizing Institute

The Mile High Connects Grant, in collaboration with already existing partners, Growing Home and Early Childhood Partnership of Adams County (ECPAC), was approved and awarded to establish Maiker's Community Organizing Institute. Once launched, the Institute will empower leaders from local organizations and communities by engaging them in political education, community organizing and advocacy.



**Mile High Connects**  
*Opportunity for all through transit*

### Emergency Rent Assistance

Following the 2020 launch of the Adams County COVID-19 Short-Term Rental and Mortgage Assistance Relief Fund, Maiker expanded the program in 2021, distributing over \$7.6M in rent and utility assistance to keep families in their homes during the pandemic.



My case worker, Claudia, who worked so hard to help me with Emergency Rental Assistance, finally gave me notice of approval. She has been so helpful, and she made sure to keep an open line of communication with me. I am forever grateful and loved the fast response times.” **-Maiker Member**



I applied for assistance back in August 2021, it took them a while but I understand they have thousands of applicants to view and make sure everything they have and need is correct. Elizabeth was amazing and contacted me with any needs and responded to my concerns! I appreciate her a lot! Be patient, there are a lot of people needing help because of COVID and there's only so many of them! Thank you again Elizabeth, my kids and I truly appreciate you and all your help!” **-Maiker Member**

# Maiker Culture



## Health Links Award

Each year, Health Links celebrates Colorado employers committed to work place health, safety and wellbeing. In 2021, Maiker was presented with the Family-Friendly Workplace Award, which recognizes one organization that excels in supporting employees as caregiving in all stages of life. Maiker has implemented a number of health promoting policies and opportunities to support employee wellbeing, including flexible working arrangements, inviting family members to Maiker events, a quiet room and ample time-off for medical appointments and caregiving responsibilities.



## Tuition Reimbursement Program

With full board support, Maiker continued a tuition reimbursement plan in 2021. After a year of continuous service, Maiker employees are eligible to receive a tuition reimbursement if they choose to go back to school. To qualify, employees must take courses that are relevant to their current job or a position within the organization that an employee could reasonably qualify for in the future.

 **I'm proud to work for an organization that believes in the power of investing in employees to further their career development. I want all of my colleagues to consider how they can benefit from this program and advance their careers with Maiker."**

-Heather Schrock, Human Resources Administrator





# Socially Conscious Community Development Housing



## The Completion of Caraway

In 2021, Maiker completed Caraway, a first-of-its-kind project in Adams County, located at 7401 Broadway. Maiker repurposed the former Children and Family Services building into 44 units and created an additional 72 units of affordable housing, for a total of 116 total units. This was the first opportunity Maiker has had to adaptively reuse an existing office building.

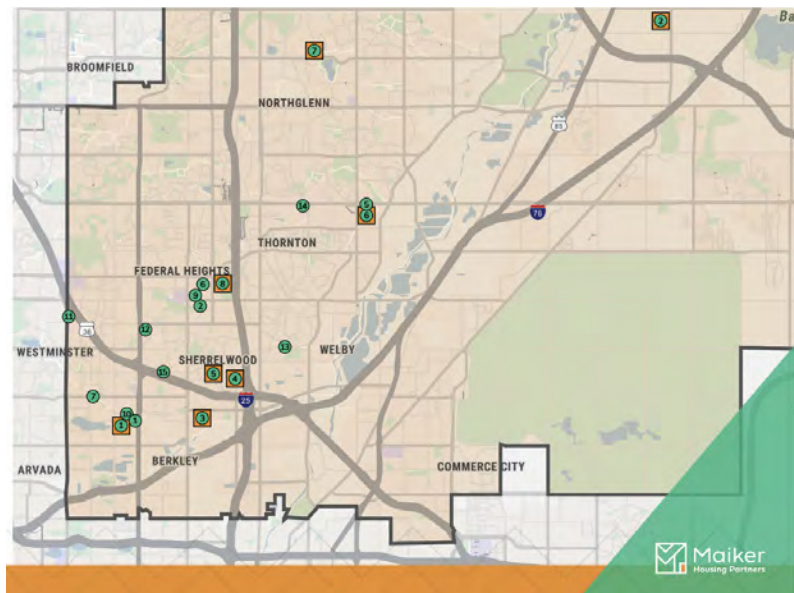
Once the building was complete, we commissioned a mural from Babe Walls founder Alex Pangburn which features lark buntings to honor Colorado's state bird and caraway plants for the building's namesake.



## Land Acquisitions

In 2021, Maiker purchased a 3.7-acre transit-oriented development site near the Eastlake Station in Thornton to develop Low-Income Housing Tax Credit (LIHTC) housing for households earning between 30% and 70% of the Area Median Income (AMI).

We also purchased a 32-acre site in unincorporated Adams County to develop a multi-phased community using LIHTC credits for household earning between 30% and 70% of the AMI. This 32-acre site will allow us to build multiple phases of housing including a lower density development that includes a small community farm.



**17**  
Owned and  
Managed Communities

# \$ 2021 Financials

In 2021, the cost of living rose in cities and towns across Colorado—including right here in Adams County. The cost to develop, construct and maintain affordable housing increased alongside the price of food and other essentials. Despite the ongoing inflation, Maiker kept rents steady for our members to ensure they remained safe, sound and housed.

## Revenue

■ Grants	\$32,118,961
■ Rent	\$19,558,624
■ Equity Contributions & Other	\$9,721,692

## Expenses

■ Housing Assistance	\$18,171,406
■ Administrative	\$6,340,111
■ Maintenance	\$4,360,962
■ Utilities	\$1,971,101
■ Depreciation	\$6,408,343
■ Interest	\$4,623,787
■ Other	\$13,922,781

Average Market Rate in Adams County = \$1,623  
vs. Average Maiker Rent = \$1,171

<b>Total Assets</b>	<b>\$265,120,767</b>
<b>Total Liabilities</b>	<b>\$169,982,252</b>

## Maiker by the Numbers



**\$9,394,349**

In Emergency Rental Assistance distributed to community members



**\$11,458**

Was the average Emergency Assistance Payment distributed per household



**5,275**

Months of assistance were provided for rent



**2,047**

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



**1,601**

Housing Choice Vouchers provided for 3,541 members including veterans, the elderly, people with disabilities and families being reunited with their children



**\$1,066**

Was the average monthly Housing Assistance Payment distributed to members through the HCV program



**700**

Boxes of fresh food and basic needs items were distributed



**419**

Months of assistance were provided for utilities



**17**

Owned and Managed Communities



# Recognition

## Maiker Board of Commissioners Spotlight



### Dawn Davis

In February 2021, we welcomed Dawn Davis to the Maiker Housing Partners Board of Commissioners. Davis, President of the North Metro Area for First Bank, has been an active member of the Adams County community for years. As a former foster child and long time advocate for under resourced youth, Davis channels her passion into the community by serving on the Executive Committees for both CASA of Adams and Broomfield Counties and Adams County Regional Economic Partnership.

Davis has brought her working knowledge of the Low-Income Housing Tax Credit Program, Private Activity Bonds and other information related to compliance regulations for affordable housing to her role as Commissioner. More than her professional expertise, however, Davis has enriched the Maiker board with her empathy, altruism and an authentic passion for the Adams County community.

