



Maiker  
Housing Partners

# 2022 Annual Report

Year in Review with Maiker Housing Partners



**BUILDING** a

**FOUNDATION**

for

**BELONGING**



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

# Reflections From Leadership



## Message from Peter LiFari, CEO and Board Chair:

### Belonging.

It's a unique phenomenon that's hard to describe, difficult to come by and liberating to find. Belonging is the product of many minds, moments, decisions and actions that come together to make someone or something feel safe and sound.

Maiker Housing Partners strengthened the foundation for belonging within our culture and communities in 2022. This commitment began with the launch of our strategic plan – created to inform and elevate the work we do in partnership with Maiker members, staff and Adams County community leaders over the next three years. The plan provided us with an actionable framework to more effectively put our mission into practice.

2022 also ushered in a major win for housing access when Colorado voters passed Proposition 123 creating Colorado's first affordable housing fund. This legislation, which Maiker advocated for alongside housing organizers across the state, will create more spaces for belonging by providing additional funding for affordable housing and planning in Colorado.

There were also the moments when Maikers took time out of their day to acknowledge and celebrate the unique talents and strengths that our team brings to the table. These moments have been foundational to building the sense of belonging within our culture. Because belonging isn't something that we can create on our own. It takes all of us working together for Maiker to develop communities where our members feel safe to grow within and come home to.

I was honored help build a strong foundation for belonging alongside my fellow Maikers.



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

Maiker Housing Partners develops community with compassion. This organization sets itself apart from other housing developers because of its commitment to building authentic connections with the Adams County community members it serves. As a demonstration of their commitment to connection, Maiker facilitated several renovation projects in communities across the County in 2022. These projects are intended to respond to resident feedback, enhance the quality of life for longtime members, and support the community's comfort and safety for years to come.

Serving as Maiker's Board Chair over the past several years has been an incredibly rewarding experience. As someone who has experienced homelessness, I understand how hard it can be to find stable, affordable housing that truly feels like home. Each time I attend a ground breaking or a ribbon cutting for a Maiker community, I'm reminded just how impactful this organization is for our community. Maiker is making a difference for the people of Adams County. I look forward to continuing my board service to support these difference makers in the years ahead.

## Our Core Beliefs

Creating a space where everyone *belongs*.

### Maiker believes:

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



# Partner Spotlights



## Rocky Mountain Partnership

In preparation for the development of our newest community, Claude Court, Maiker hosted a community-informed design session alongside Rocky Mountain Partnership (RMP). Maiker worked with RMP, a local network of community members and stakeholders from the public and private sectors collaborating to build an inclusive and prosperous North Metro Region, to invite community members to discuss the layout, amenities and the type of programming they would want to support this thriving new community. This input is currently guiding the development and construction of Claude Court.



## Growing Home & Early Childhood Partnership of Adams County

In 2022, Maiker partnered with Growing Home and Early Childhood Partnership of Adams County (ECPAC) to launch Community Voice For Action – a one-of-a-kind community organizing training institute. Community Voice For Action exists to build collective power to advance the rights and interests of Maiker and Adams County community members. Participants learn the fundamentals of community organizing so that they can take collective action and become the decision makers on issues including economic justice, affordable housing, tenants rights, food access and more. We look forward to continuing to grow this program in 2023.



## Community Economic Defense Project

The economic hardship caused by the COVID-19 pandemic left many Coloradans struggling to find a job, pay rent and keep up with everyday expenses in 2022. Rising rent and inflation only served to exacerbate the financial pressures of the post-COVID era. To keep Maiker members housed, we continued our strong partnership with the Colorado Economic Defense Project to operate an Eviction Diversion Program that offered financial, legal and supportive services to residents facing eviction.



# Program Highlights



## Housing Choice Voucher Lottery

Maiker's Housing Choice Voucher (HCV) lottery demonstrates our commitment to keeping members housed. The HCV lottery program opened July 20 - 21 for Adams County residents. By joining the lottery pool, members had the opportunity to be chosen in a random lottery drawing for housing choice vouchers throughout the year of 2022. Selected applicants were notified by mail to complete a formal application.

**1,385**

Housing Choice Vouchers provided homes for members



## Holiday Support

During the holiday season in 2022, Maiker launched a community Santa Shop for families in need. Members from all communities were invited to attend. 93 families registered for the Santa Shop and 18 volunteers stepped up to ensure the toy drive ran smoothly. In addition to supporting families through the Santa Shop, we partnered with Target to sponsor gift-buying for two Maiker families and GrowHaus to connect families with delicious holiday meals. With financial support from FirstBank and Palace Construction, Maiker was able to support 250 families during the holidays.





# Socially Conscious Community Development



## Casa Redonda Renovations

In early 2022, Maiker started renovations on our senior community, Casa Redonda de Vigil. All 42 units were fully renovated with new kitchen cabinets, quartz countertops, stainless steel appliances, tile backsplashes, glass shower doors, new paint, new flooring and new fixtures across each unit. Additionally, Casa Redonda de Vigil's clubhouse received an ADA lift, upgraded kitchen, bathrooms, laundry facility and leasing office. These renovations were top-of-mind for the Maiker team to ensure all members are happy and comfortable in their homes. All renovations are set to be completed in 2023.

## Crossing Pointe South Groundbreaking

Crossing Pointe South broke ground on March 3, 2022 and the groundbreaking was live streamed for all community members. Crossing Pointe South is the second and final phase of Maiker's multigenerational community located in the Thornton Crossroads station area and will serve families earning between 30% and 70% of Area Median Income. Crossing Pointe South will follow Zero Energy Ready Homes and Enterprise Green Communities Certification to ensure energy savings and comfort for members. All 142 units are scheduled to be completed by 2023.



## Caraway Grand Opening

Caraway celebrated its grand opening with members, key stakeholders and the Maiker team on April 21, 2022. Caraway is Maiker's first adaptive reuse community, serving residents making between 30 to 70 percent of the area median income. Twelve of its 116 apartment units are reserved for youth aging out of foster care. Members from Caraway attended the celebration and enjoyed food, music and were gifted one-of-a-kind art posters inspired by the community.

## Historic Splendid Valley

In February 2022, Maiker closed on a total of 32 acres of farmland in Brighton for a first-of-its-kind residential farm community concept. Located in a historic farm district, this community will offer lower density housing units and small acreage farming for residents to grow food and flowers on various community gardens. Maiker also purchased two water shares to provide water supply for farming irrigation.





## DEI Committee Begins

In 2022, Maiker Housing Partners launched an internal Diversity, Equity and Inclusion (DEI) committee. Composed of a dozen staff representatives from each Maiker environment, this committee is dedicated to listening, learning and implementing strategies to make all staff feel safe, sound and respected in the workplace. Maiker believes DEI is critical for people working in the housing industry because it allows us to access a range of perspectives, experiences, and skills that can help solve complex problems and make informed decisions.



**“This committee is important to me...I want to make sure that if I do speak up that I’m heard. I want to make sure there’s justice in Maiker so that if employees feel they aren’t being respected there are some standards and policies set in place.”**

DEI committee member and Community Manager, Mayra Bocanegra.

## Community Ambassador Program Launches

The Family and Community Vitality (FCV) team launched the Community Ambassador Program in 2022. This program calls upon members who live at Maiker properties to serve as trusted resources for their neighbors. Ambassadors attend monthly meetings where they receive training on the local resources, programs and opportunities available to members. Each ambassador receives a monthly stipend for participating in the program.



**“The world is so big. If some of these resources can be brought into our community so people can see outside of here, that would really make a difference. We can’t make things better if we don’t speak up and know how to advocate for ourselves.”**

Shelley, Community Ambassador for Orchard Crossing

## Growing the Maiker team

In alignment with the second pillar of our strategic plan, Maiker focused on delivering operational and organizational excellence as we grew to meet the needs of Adams County community members in 2022. One of the ways we achieved excellence was by bringing on new Maikers who are passionate about sharing their expertise with our team and supporting community members as they create the lives they aspire to live.



# 2022 Financials



## Revenue

■ Grants	\$29,202,510
■ Rent	\$22,444,910
■ Equity Contributions & Other	\$29,243,309

**Total Assets** **\$310,357,083**

**Total Liabilities** **\$190,285,701**

## Expenses

■ Housing Assistance	\$18,859,205
■ Administrative	\$5,476,713
■ Maintenance	\$5,046,562
■ Utilities	\$2,343,903
■ Depreciation	\$8,038,231
■ Interest	\$5,567,671
■ Other	\$10,625,677

## Maiker by the Numbers



**\$6,249,543**

In Emergency Rental Assistance distributed to community members



**2,355**

Households live in affordable homes at Maiker owned and managed communities



**16**

Owned communities and 14 managed communities



**28**

Members worked with Maiker staff to identify goals and work towards them through the Family Self-Sufficiency Program



**1,385**

Housing Choice Vouchers provided homes for 3,529 members including veterans, the elderly, people with disabilities and families being reunited with their children



**\$40,000**

Provided to 62 families through Energy Outreach of Colorado funding





## Maiker Board of Commissioners Spotlight

In August 2022, we welcomed Brian Mason to the Maiker Housing Partners Board of Commissioners. Get to know Brian.



### Brian Mason

Brian was born in a military hospital in Germany where his parents were stationed in the United States Air Force. They returned to Colorado when he was two years old and later on graduated from Heritage High School. After attending Kenyon college, Brian moved to Washington, D.C., where he served as an aide in the White House during the Clinton Administration. He then earned his law degree at the University of Colorado Law School. Brian was elected as the 17th Judicial District Attorney in Colorado in 2020 and is serving his first term. Brian's professional experience and vision for the community are a great asset to the Maiker board.

