

A YEAR OF    

**GROWTH**  

**& GRATITUDE**



**Maiker**  
Housing Partners

2023 ANNUAL REPORT





# Reflections From Leadership

Every day, I am full of gratitude — not only for the incredible team I work alongside but also for the members who live in Maiker properties. Every day, we witness their resilience, their stories, and their unwavering strength. These are the people who shape our community and inspire our mission.

The camaraderie, respect, and deep admiration we share with our members drive us forward when the seas are choppy. We collaborate, commiserate, and celebrate together. We laugh, we cry, and we give everything we have to ensure our members have a safe place to call home. Housing people is an honor; doing it side by side, shoulder to shoulder with our community, is a gift. It's a benevolent burden we carry. Some days are a beast, but every day is a treasure.

As we continue to grow, our commitment to the people of Adams County deepens. We remain steadfast in our mission to create not just housing, but homes where families can thrive and communities can flourish.

This year has been one of growth and through it all, my heart is filled with gratitude. Thank you for being a part of this journey with us.

**From Peter LiFari, Chief Executive Officer, Maiker Housing Partners**



Maiker Housing Partners has been engaged in socially conscious community development in Adams County for decades. Over the years, our organization has evolved in many ways, but what remains constant is our mission-driven focus on our members and the communities we serve.

2023 was a year of immense growth, not only in our operations but in the conversations and connections we've had throughout Adams County. We opened new properties, completed renovation projects and started work on new developments — all with the goal of ensuring that more Adams County residents have a safe and stable place to call home. These projects represent our continued commitment to addressing the housing needs in our community and ensuring that every resident has access to affordable, dignified housing.

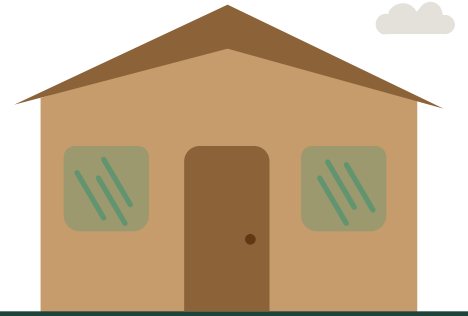
Gratitude flows from the fact that we get to connect with such passionate, talented individuals who are committed to creating a better life for the residents of Adams County. Our success is the result of countless collaborations—with local leaders, community members, and, most importantly, the residents who inspire us every day.

We hope you'll see the impact of this growth and the deep gratitude we feel for everyone who has been a part of it. Together, we are building a stronger, more resilient community. We look forward to continuing this work alongside you.

**From Jessica Sandgren, Board Chair, Maiker Housing Partners**



# Growing with and for the community



## Our Core Beliefs

### 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.

**“I enjoy being involved in the community groups at Maiker because I can help improve our community, change the environment in which we live in, and make it more productive in every way.**

Also, by being involved, I've been able to get to know the community better. Especially since I'm an introverted person, this has helped me find a sense of belonging. Currently, I am glad to participate in the youth engagement community group. We're working on short, medium, and long-term projects that will create growth opportunities for kids and teenagers from our community through diverse activities. As a result, we're also creating a space where parents can feel safe about their kids.”

**“Disfruto estar involucrada en los grupos comunitarios de Maiker porque puedo mejorar la comunidad, cambiar el ambiente en el que vivimos y hacerlo más productivo en todos los aspectos.**

También, al estar involucrada, he podido conocer mejor a la comunidad. Especialmente al ser una persona introvertida, me ha ayudado a encontrar un sentido de pertenencia. Actualmente, me da gusto participar en el grupo comunitario que se ocupa del tema de participación juvenil. Estamos trabajando en proyectos de corto, mediano y largo plazo que brindarán oportunidades de crecimiento a los niños y jóvenes de nuestra comunidad a través de diversas actividades. Al mismo tiempo, creamos un espacio donde los papás puedan tener seguridad sobre sus hijos.”



**Maria Eugenia,**  
Member at Alto Apartments



# Partner Highlights



In an effort to promote sustainable living and resource conservation, Maiker Housing Partners has collaborated with Mile High Youth Corps (MHYC) to implement critical water-saving initiatives across its properties.

MHHC played a key role in supporting conservation initiatives at Terrace Gardens and Village of Greenbriar. Through their expertise, MHHC assisted in the installation of low-flow fixtures and irrigation system upgrades, ensuring that water use is minimized while maintaining the beauty and functionality of the properties. These enhancements are expected to significantly decrease overall water consumption, benefiting both the environment and the affordability of utilities for residents.

Additionally, at Orchard Crossing, Maiker's dedicated maintenance team installed water meters to monitor usage and identify opportunities for reducing consumption. By having a clearer understanding of water use patterns, residents and staff can now make more informed decisions that contribute to long-term savings and environmental stewardship.



AT ALTO

In 2023, Maiker explored opportunities for the vacant space at Alto Apartments. After discussing with Kids First Health Care, Maiker partnered with the organization to utilize the space to relocate and expand their Westminster pediatric primary health clinic to support families and ensure they receive the necessary health care. This move will significantly increase the clinic's capacity. The clinic's relocation and expansion reflect a commitment to providing equitable and inclusive healthcare services, reducing disparities in pediatric care access. The clinic will open in Fall 2024.



Kids First is thrilled to enter a new partnership with Maiker Housing Partners. We have delivered exceptional pediatric primary care services to children and youth in SW Adams County for 46 years. Kids First has always broken down barriers to care, and our co-location at the Alto community is another important step to continue serving families in need. We are looking forward to serving Maiker families and other members of the south Westminster.”

**Whitney Gustin Connor,**  
Executive Director of Kids First Health Care



# Program Highlights

## Maikers Housing Fund

In Spring 2023, Maiker Housing Partners launched the Maiker Housing Partners Fund, a 501(c)(3) nonprofit organization dedicated to advancing their vision of a more equitable Adams County. The Fund plays a crucial role in supporting programs that address systemic injustices and foster community resilience, including initiatives like the Community Voice for Action, the Gathering Place Community Garden, and the annual Santa Shop. By strengthening partnerships and empowering community-led efforts, the Maiker Housing Partners Fund is making a tangible impact on the lives of residents across the county.



One initiative supported by the Fund is the Community Voice for Action, a community organizing and training institute led by Southwest Adams County residents and supported by Maiker Housing Partners, Growing Home, and the Early Childhood Partnership of Adams County. With a generous three-year, \$450,000 grant from The Colorado Health Foundation, the program is tackling critical issues such as housing affordability and food justice through grassroots organizing and advocacy. The Fund also supports projects like The Gathering Place Community Garden, where Maiker members have transformed a shared space in Westminster into a thriving garden filled with fresh vegetables. This collaborative project was developed in partnership with Growing Home, Norris Design, and Denver Urban Gardens. Additionally, the annual Santa Shop offers holiday joy to Maiker members and their families, providing gifts and resources to those in need.

## Family Self-Sufficiency

The Family Self-Sufficiency (FSS) Program at Maiker Housing Partners is a transformative five-year initiative designed to empower families to achieve their personal and financial goals. In 2023, the program welcomed six new participants and celebrated seven graduates, who collectively accumulated over \$49,500 in savings through their dedicated efforts. With the guidance of a Family Support Specialist and access to valuable resources, participants have the opportunity to build a brighter financial future without any risk — only the potential for significant gain.

**5 Year-Initiative**

**\$49,500 Saved**

**6 New Participants & 7 Graduates**



# Program Highlights Cont.

## Community Organizing

Maiker’s Family and Community Vitality (FCV) team engaged community members year round to build up a suite of programs, training and engagement opportunities through programs like Community Voice for Action, a community organizing and training institute, and Neighbor Circles at Alto Apartments.

## Community Safety Training

To increase feelings of safety for members in our communities, Maiker’s community organizers partnered with the Westminster Police Department to house a Neighborhood Safety Watch Training.



## Your Home, Your Internet

In June 2023, Maiker hosted a roundtable on internet connectivity with Senator Hickenlooper; FCC Commissioner, Geoffrey Starks; Community Economic Defense Project; community leaders and Maiker members. The initiative encouraged those who live in an affordable housing community to participate in the Affordable Connectivity Program.

**I used to have to go to coffee shops**

**and pay for drinks to use the internet,” said Selena Shepard, Maiker community member. “It’s so important when it comes to equity in our communities.”**

During this roundtable discussion, Commissioner Starks announced the launch of the FCC’s new initiative, “Your Home, Your Internet”. This one-year pilot program was created by the FCC to increase enrollment, and expand awareness of ACP among federal housing assistance recipients through targeted outreach and support navigating the enrollment process.

“There are three major issues that cause the digital divide: access, digital literacy and affordability,” said Commissioner Starks. “Where broadband connectivity numbers are really low is public housing. That’s why I’m here. To show that the FCC is invested in you.”





# Housing Development Highlights

## Socially Conscious Community Development

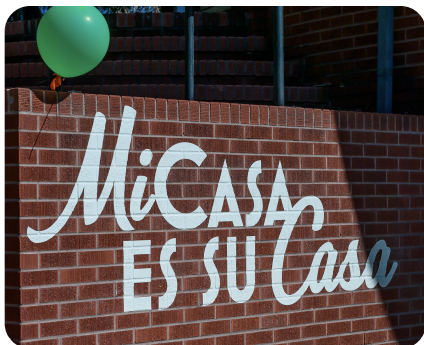
### Crossing Pointe South

Maiker officially opened the doors of Crossing Pointe South to Thornton residents in October 2023. The grand opening of Crossing Pointe South alongside its partner community Crossing Pointe North (developed in 2019) marks the completion of Maiker's vision for a transit-oriented, affordable multigenerational community in Adams County. The 142-unit community serves Thornton residents earning between 30 – 70% of the Area Median Income. Crossing Pointe South's amenities include a fitness and business center, community gardens, kid-friendly play equipment and splash gardens.



**“Crossing Pointe South is located in a prime location for our community members - in the Thornton Crossroads area. The nearby light rail and busses provide enhanced accessibility for our community members, removing barriers to transportation.”**

-Jan Kulmann, Mayor of Thornton



### Casa Redonda de Vigil Reopening

In September 2023, Maiker celebrated the grand reopening of Casa Redonda de Vigil, a senior community in Unincorporated Adams County. Each of the 42 units received new kitchen cabinets, quartz countertops, stainless steel appliances, tile backsplashes, glass shower doors, new paint, new flooring and new fixtures. The clubhouse received an ADA lift, upgraded kitchen, bathrooms, laundry facility and leasing office.

The renovations were made possible, in part, with the use of \$6.2 million in low-income housing tax credits facilitated by Hunt Capital Partners through a proprietary fund, Hunt Capital Partners Tax Credit Fund 36, with UMB Bank.

**“The grand reopening of Casa Redonda ensures that the senior residents can live affordably in upgraded, safe housing refurbished with their quality of life in mind.”**

-Amy Dickerson, Investor Relations Managing Director of Hunt Capital Partners.



# Housing Development Highlights Cont.



## Uplands Community

Maiker Housing Partners started development work for the Uplands community in Westminster. Once completed, Uplands will offer 70 affordable units, including 10 specially designed residences for adults with developmental disabilities (IDD). This thoughtful inclusion underscores Maiker’s commitment to creating vibrant, inclusive communities that support residents of all backgrounds and abilities.

The project will incorporate Maiker’s comprehensive support services, including family self-sufficiency programs, financial coaching, and job workshops, along with enriching community events. Uplands will offer residents access to a host of amenities, including public parks, a clubhouse, and future commercial spaces—all within walking distance. Additionally, the inclusion of educational support for up to 80 children, focusing on early literacy and social development, ensures that the Uplands community will be a place where families can grow and succeed.

**Educational Support  
For up to 80 Children**

**Comprehensive  
Support Services**

**Public Parks  
Clubhouse & More**

## Schoolhouse Commons

Maiker Housing Partners has acquired the former Boyer’s Coffee roasting facility site at 7295 Washington Street, with plans to develop up to 118 units of affordable rental housing. The project, made possible through the assistance of Adams County American Rescue Plan Act (ARPA) funds, marks a significant milestone for the community. The Boyer’s Coffee site, which was devastated by a fire in March 2020, is set to be transformed into a vibrant, inclusive space for residents, continuing the legacy of community gathering at this historic location.

Maiker Housing Partners is committed to preserving the spirit of the neighborhood while addressing the urgent need for affordable housing. The new development will feature ground-floor commercial space, including a community coffee house in partnership with Community Uplift Partnership (CUP), maintaining the site’s long-standing tradition as a neighborhood anchor. This inclusive space will serve both residents and visitors, offering a welcoming environment and fostering community connection. In a nod to the site’s rich history, the preserved façade of one of Adams County’s historic schoolhouses will be incorporated into the new development.



**Gathering Areas  
& Shared Gardens**

**Central Plaza**

**Open Space,  
Parks & More**





# 2023 Financials

## Revenue

■ Grants	\$29,415,163
■ Rent	\$23,481,418
■ Equity Contributions & Other	\$41,331,084

**Total Assets** \$396,799,931

**Total Liabilities** \$214,696,560

## Expenses

■ Housing Assistance	\$21,339,293
■ Administrative	\$7,930,894
■ Maintenance	\$6,260,571
■ Utilities	\$2,459,308
■ Depreciation	\$8,726,461
■ Interest	\$5,980,382
■ Other	\$6,498,767

## Maiker by the Numbers



**2,559**

households live in affordable homes at Maiker communities across Adams County



**19**

residential communities managed by Maiker Housing Partners



**39%**

Of Maiker residents have an income of 30% or less than the area median income (AMI)



**\$156,910**

Distributed to 25 Maiker households including assistance from nonprofit partners, 38 households were assisted with \$185,738



**97.2%**

leasing rate, surpassing industry standards, ensuring more families have stable housing



**1,526**

households were leased through our Housing Choice Vouchers (HCV) including 365 brand new lease-ups



**1,271**

members at Maiker-managed properties are minors, equaling 34% of members



**43%**

of our HCV member population are children under the age of 18, equaling 1,429 minors



# Maiker Culture



Maiker employees organized the **Employee Advisory Committee (EAC)** to ensure all voices are heard across the organization. The EAC provides the opportunity for Maikers to work together to promote programmatic and event efforts that bring team members and Maiker members together.

## Awards and Recognition

### ☆ **January**

Maiker received a Rose Community Foundation grant focused on elevating our community engagement, economic support and housing stability work.

### ☆ **March**

The total ARPA granted by the Board of County Commissioners = \$2,802,000 (\$2.25M for Boyers and \$552,000 for Orchard Hill)

### ☆ **October**

#### **Peter LiFari Named 2023 NAHRO Outstanding Professional of the Year**

Maiker's CEO, Peter LiFari, was named National Association of Housing and Redevelopment Officials (NAHRO) 2023 Outstanding Professional of the Year. This is NAHRO's most prestigious award and recognizes outstanding contributions to the quality of life in the housing industry.

### ☆ **November**

#### **Inclusivity Award at the Adams County Regional Economic Partnership (AC-REP) Gamechangers Awards**

Maiker received the Inclusivity Award at the Adams County Regional Economic Partnership (AC-REP) Gamechangers Awards on October 26th. This award recognizes individuals and institutions who've delivered disruptive innovation that lead to opportunities in Adams County. We were grateful to be recognized for our commitment to inclusivity alongside our fellow finalists!

**Inclusivity is the foundation of Maiker's culture, mission, and role as an anchor institution in Adams County, Colorado. We firmly believe in housing as a basic human right, and this belief extends to every member of our diverse community. Inclusivity is not just a value; it's our guiding principle. In Adams County, we are dedicated to providing safe, affordable housing to all, regardless of their background or circumstances. It's not a choice, but our unwavering commitment to building a better future for everyone." - Peter LiFari**

