



# The Power of Place



2024 ANNUAL REPORT



Maiker  
Housing Partners

# Reflections From Leadership

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## A message from Peter LiFari, Chief Executive Officer



In the 1970s, Adams County was on the cusp of great change. The population was growing steadily, industry was booming and talks of a new airport were taking off. Looking ahead at the county's inevitable growth, community leaders identified a need to prioritize affordable housing development. They wanted to ensure the county could remain accessible to all who wanted to live and work there.

That's where we came in.

Maiker Housing Partners celebrated its 50th anniversary in 2024. For half a century, our organization has been building a pipeline of high-quality, affordable housing for Adams County residents to call home for centuries to come. It's a privilege to be a part of an organization with such a legacy of impact and inclusion.

Community development today looks different than it did 50 years ago, but one thing remains unchanged: the **power of place**. Adams County residents deserve to feel as safe and empowered in their homes today as when our first property opened all those years ago. In 2024, the Maiker team demonstrated the commitment to socially conscious community development forged in 1974.

So, without further ado, let's celebrate another year of impact in Adams County.



## A message from Jessica Sandgren, Board Chair



Celebrating our 50th anniversary in 2024 gave our board an opportunity to reflect.

Are we advancing our mission? How close are we to achieving our vision? What can we do to continue moving the needle?

Through this reflection, we realized the value fresh perspectives bring in delivering innovative solutions to our community's most challenging problems.

In 2024, Maiker Housing Partners recruited new board and staff members who could help us continue to innovate as we created places that our neighbors are proud to call home. This innovation led to the opening of the Alto Community Clinic, a project in partnership with Kids First Health Care, demonstrating the potential housing authorities have in supporting the health of residents. I am honored to serve on a board so dedicated to building spaces where Adams County residents can thrive.

The places we live matter. When the world around us feels stressful, home can be a place for peace and respite. Maiker invests in the power of place by developing housing that promotes safety and stability for our members. Here's to 50 more years of worthwhile investment for residents of Adams County.



# Centered on People. Focused on Impact.

## STRATEGIC PLAN

### Our Core Beliefs

Growing with and for the community. 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.

In 2024, Maiker Housing Partners began shaping a new vision for the future — one rooted in our values and informed by the voices of our staff, members and community partners. That vision comes to life in our 2025 – 2027 Strategic Plan, which serves as a roadmap for strengthening our organization and deepening our impact in Adams County.

At its core, the plan reflects our belief in The Power of Place — that a safe, stable and supportive home is more than just a roof over someone's head. It's a foundation for health, belonging and opportunity. Over the next three years, we are committed to supporting our team, enhancing member services, improving internal systems, expanding affordable housing and addressing the root causes of housing instability. Our work is centered on people and focused on creating meaningful, measurable change.

**The Strategic Plan is anchored by five key pillars that guide our approach:**



Maiker centers the growth, wellbeing and sense of belonging of its staff.



Maiker provides member-centered services and programs to ensure housing stability and community wellbeing.



Maiker prioritizes operational and organizational excellence that scales.



Maiker expands housing opportunities through new development, acquisitions and the Housing Choice Voucher Program.



Maiker creates housing stability and disrupts generational poverty through advocacy, systemic change and member-centered programs.

Maiker's 2025 – 2027 Strategic Plan is more than a set of goals. It's a shared commitment to people, place, and possibility. Together, we are creating a support network to help everyone in our community thrive.



# Partner Spotlights

## Kids First Health Care

Construction at the Alto Community Clinic began in July 2024. In partnership with Kids First Health Care, the clinic will serve patients from birth to 21 for physical health, mental health and enrollment in Medicaid and CHP+. Conveniently located in Alto Apartments, the clinic is designed to bridge the gaps in access to resources in a healthcare desert. With six Spanish-speaking clinicians, Maiker and Kids First hope to improve patient care and combat gentrification in the area. The clinic opened in March 2025.



“Having the Alto Community Clinic in my neighborhood means I can be at home with peace of mind, knowing that we have help nearby available for the children. With the services offered, the kids can be safe and get the care they need.”

**Inez, Member at Alto Apartments**

## Benefits in Action Tax Prep

To support residents during the 2024 tax season, Maiker partnered with Benefits in Action to host tax prep events at Alto Apartments and Village of Greenbriar. Maiker's goal is to equip community members with the tools they need for economic stability, and the tax prep events were a great success. These two events gave members the opportunity to speak with tax experts, ask questions and file their taxes on-site. Maiker is deeply grateful to Benefits in Action, a long time partner, whose support and expertise is greatly appreciated.

## Food Bank of the Rockies and Energy Outreach Colorado Partnerships

In 2024, Maiker Housing Partners expanded opportunities to support members in leading safer, healthier lives. Maiker proudly established partnerships with Food Bank of the Rockies and Energy Outreach Colorado — two organizations dedicated to helping families access nutritious food and stay warm through the winter months. These partnerships will make it easier for members to receive critical resources when they need them most. Looking ahead, Maiker's goals for 2025 are ambitious and focused: provide nutritious food to 250 families each month and support 100 Maiker households annually with utility assistance. Maiker is excited about the impact these efforts will have and looks forward to deepening relationships with Food Bank of the Rockies and Energy Outreach Colorado.





# 2024 Program Highlights



## Resource Fair at Creekside Place



In June, Maiker's Family and Community Vitality team held its first annual resource fair at Creekside Place. Partners Growing Home, A Precious Child, Joyful Journeys, Thrive Kaiser, Smart Commute, Food Bank of the Rockies, Snap2Jobs, City of Thornton, Benefits in Action and Adams County set up booths and shared more about their services and resources. Members attended, enjoyed free dinner and spoke to partners about resources they may need.



## Foster Youth Initiative Vouchers

In September, Maiker partnered with Adams County to distribute Foster Youth Initiative Vouchers from U.S. Department of Housing and Urban Development. These vouchers provide housing support to individuals between 18-24 years old who are transitioning out of foster care and at risk of homelessness. Partnerships and programs like this are vital to Maiker's mission to provide this type of support to ensure the community members in Adams County have access to resources like housing so they can thrive and disrupt generational poverty.



## Coloradans for the Common Good

Maiker established a Memorandum of Understanding with Coloradans for the Common Good (CCG) to build capacity among Maiker members, Adams County residents and partners to advocate for issues and policies that impact their lives. Maiker and CCG conducted outreach at various communities to meet with members and organizational leaders to better understand the needs and interests of those living at Maiker.

“We are excited to partner with Maiker Housing Partners in this effort to jointly develop a powerful constituency of ordinary people and their organizations seeking the common good. We are confident that CCG's partnership with Maiker will grow to include new and diverse allies working with us to build a stronger community”

**Amie Baca-Oehlert, DUU Executive Director and CCG Co-Chair**



## PCs for the People

Access to technology is fundamental and Maiker Housing Partners is committed to ensuring members have the tools necessary to thrive. In September, Maiker partnered with PC's for People, helping members gain access to low-cost computers or laptops. Members gained access to technology, making it easier for them to access information, apply for jobs and help children reach their full potential.





# 2024 Program Highlights



## Family Self Sufficiency

The Family Self Sufficiency (FSS) Program is an employment-based program that assists families with identifying their strengths while providing support and resources to accomplish their goals. In 2024, the FSS program had two graduates complete the program, with escrow accounts holding a combined total of \$36,566.81. One graduate completed their bachelor's degree and was immediately employed in their desired field. Another graduate had their driving privileges reinstated, increased their credit score and was promoted to supervisor. Maiker is proud to help members reach their goals and ensure long-term success.

**\$36,566.81**

earned in 2024 by  
FSS participants



I am currently on the Section 8 program and I found out about the Family Self-Sufficiency Program from a letter I received from Maiker Housing Partners. I called Elizabeth Aryeetey, who enrolled me. This program helps working individuals save money that can be used at the end of the program (5 years) towards many things, such as down payment towards buying a home and much more. This program is encouraging me to set goals I didn't think would be possible without Elizabeth's help and guidance.

**Antonia, FSS Participant**



## Language Justice Program

In Summer 2024, Maiker officially launched the Language Justice Program, which provides additional compensation to staff who speak English and Spanish. With approximately 25% of our members speaking Spanish, Maiker deeply values and understands the importance of connecting with them in their preferred language. This program has been incredibly successful, with a total of 19 employees taking advantage of this initiative. Maiker is proud to support fair compensation through this recognition and investment.



## National Night Out

In August, Maiker Housing Partners participated in National Night Out, a nationwide initiative designed to strengthen community bonds and foster collaboration between neighbors and first responders. This impactful event brought together families, children and local leaders for a celebration filled with connection, learning and laughter. As part of the event, Maiker partnered with A Precious Child to distribute 1,300 backpacks to children ages 5-8, helping community members start the new school year prepared and confident. This event was a great reminder of community, safety and support.

**1,300**

backpacks distributed  
to children ages 5-8



# Socially Conscious Community Development

## DEVELOPMENT HIGHLIGHTS

### ► Boyers Project

In January, Maiker invited leaders, staff, board members and community members to discuss the design layout of a new mixed-use residential building project at the former Boyer's Coffee roasting facility. Before Boyer's Coffee purchased the space, it was the site of the Adams County School House. To honor the history of the building, Maiker teamed up with Adams County and Sopher Sparr Architects to facilitate community discussions and generate feedback through breakout sessions about the design layout, amenities and building site surroundings.



### ► Orchard Hill Clubhouse Renovation



In May, Maiker began renovating the clubhouse at Orchard Hill, an affordable senior community in Thornton. By August, construction was complete, and in October, Maiker leaders, members and partners celebrated the grand reopening. The renovated space now includes a fireplace, television, refrigerator, coffee machine, new tables, chairs and an outdoor area with picnic tables and garden beds. These upgrades reflect the vision of Orchard Hill members and support Maiker's mission to create environments where seniors 55 and older feel a sense of belonging.

### ► Casa Redonda Renovations Complete

Casa Redonda de Vigil has long been a vital place for seniors in unincorporated Adams County. In March, a full renovation of all 42 units was completed, bringing new life to the property with quartz countertops, tile backsplashes, stainless steel appliances and updated finishes. The clubhouse also received major improvements, including an ADA lift and upgraded shared spaces. Casa Redonda now offers members a safer, more accessible place to call home.







# Socially Conscious Community Development

## DEVELOPMENT HIGHLIGHTS

### ► Village of Greenbriar Renovations



#### \$9M & \$735K secured for renovations

In the fall, Maiker secured two major funding awards totaling nearly \$9.75 million to support renovations at the Village of Greenbriar. These critical investments will help preserve affordability and improve the overall quality of life for residents. As one of Adams County's longest-standing affordable communities, Greenbriar continues to evolve to meet the needs of its members.

### ► Overlook at Thornton

#### \$5.4M invested in Overlook Renovations

Renovations at Overlook at Thornton were completed in January 2024, marking a \$5.4 million investment in one of Maiker's largest communities. All 160 units were upgraded with new appliances, cabinets, countertops, flooring and ceiling fans. Community amenities also saw a major transformation, with a new fitness center, mail area, lounge, pool and community room added to the clubhouse. In the spring, 18 newly renovated units became available for lease to help more families access safe, modern homes.



### ► Verrbena

Development of the Verrbena community in Westminster began in 2024, following the approval of key tax credits to fund construction. Once complete, Verrbena will offer 70 affordable units, including 10 designed specifically for adults with intellectual and developmental disabilities. Built to Kelsey Inclusive Design Standards, the community will also include public parks, a clubhouse, family support programs and educational spaces serving up to 80 children. This project reflects Maiker's ongoing investment in inclusive, people-centered development.







# 2024 Financials

## Revenue

■ Grants	\$30,488,114
■ Rent	\$27,429,059
■ Other	\$32,364,125

<b>Total Assets</b>	<b>\$27,432,016</b>
<b>Total Liabilities</b>	<b>\$12,392,395</b>

## Expenses

■ Housing Assistance	\$25,668,185
■ Administrative	\$8,147,192
■ Maintenance	\$6,432,819
■ Utilities	\$2,737,640
■ Depreciation	\$8,726,461
■ Interest	\$10,654,310
■ Other	\$7,492,679

## Maiker by the Numbers

### Population Counts



#### Residential-Members

**3,347**

average  
member count

**1,114**

average minor  
member count

#### Voucher-Members

**3,344**

average  
member count

**1,342**

average minor  
member count

### Average Median Income of Residential Members



**45.44%**

Extremely Low Income  
(30% or less AMI)

**34.35%**

Very Low Income  
(50% or less AMI)

**17.21%**

Low Income  
(80% or less AMI)

**3%**

Middle Income  
(over 80% AMI)

### Total Property Count



**19** Total Maiker Properties