

**CITY MANAGER'S OFFICE MEMORANDUM
#83-2020**

DATE: December 21, 2020
TO: Honorable Mayor Meredith Leighty and City Council Members
THROUGH: Heather Geyer, City Manager *hmg*
FROM: Rupa Venkatesh, Assistant to the City Manager *RV*
SUBJECT: Maiker Housing Partners Presentation

PURPOSE

To update City Council on the work of Maiker Housing Partners and its plans for the future. Executive Director Peter LiFari and Deputy Director Drew O'Connor will present to Council and answer any questions.

BACKGROUND

Maiker Housing Partners requested to make this presentation.

In 1974, the Adams County Board of Commissioners created the Adams County Housing Authority to "further the mission of creating and preserving the vision of safe and affordable housing for all residents." In 2018, its name changed to Unison Housing Partners and then again in 2020 to Maiker Housing Partners.

STAFF RECOMMENDATION

This item is for informational purposes only.

BUDGET/TIME IMPLICATIONS

Staff is not aware of any budget or time implications.

STAFF REFERENCE

If Council members have any questions, they may contact Assistant to the City Manager Rupa Venkatesh at rvenkatesh@northglenn.org or 720.376.8069.

ATTACHMENT

1. Maiker Housing Partners Presentation

Maiker Housing Partners

Northglenn City Council Presentation

12/21/20



Maiker
Housing Partners

Mission

Maiker is disrupting generational poverty through socially-conscious community development in Adams County.

Core Beliefs

Maikers Nurture Opportunity For All People In All Environments

- ONE MAIKER, ONE CULTURE
- POVERTY IS SYSTEMIC
- WE BELIEVE IN PEOPLE
- EVERYONE NEEDS A HOME
- DIVERSITY, INCLUSION, BELONGING
- SAFE AND SOUND

Our Impact

We Are Working to Disrupt The Cycle of Poverty

- Member Focused
- Community/Partner Based
- Dual-Generation Programs & Services

Full Service Owner/Operator/Developer

- 15 owned and operated properties
- 1,679 apartments | housing more than 3,500 residents

\$17.1M High-Performing Housing Choice Voucher Program

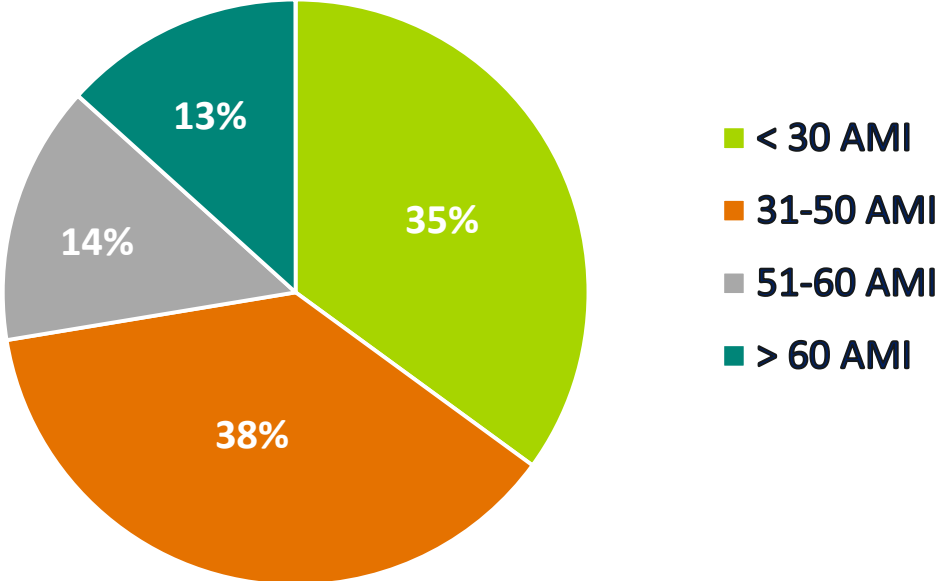
- 1,512 Vouchers | 3,500+ family members housed
 - 47% of participants elderly/disabled
- Partnering w/ over 400 + private landlords across the County

View our 2019 Annual Report Here:

<https://maikerhp.org/2019-annual-report/>

Who We Serve in our Communities

AMI Distribution



Socially Responsible Community Development



ALTO- Westminster's First Transit Oriented Development

- 70 affordable housing units
- 16,000 square feet of rentable commercial space
- Maiker Housing Partners office



Crossing Pointe North Senior Apartments



- Phase 1 of Intergenerational Community
 - 62 years of age or older
- 64 rental apartments
 - 50 one-bedroom
 - 14 two-bedroom
- Age and income-restricted
 - 30% - 60% Area Median Income

The Caraway, 7401 Broadway

Currently Under Construction

- Donation from Adams County BOCC to Maiker (\$2.5M value)
- Adaptive Repurpose of 40,000 sq.ft. office
- 116 Apartment Homes
- 100% affordable | Serving 30% to 60% AMIs
- 12 apartments for youth aging out of foster care



Family and Community Services



Family and Community Vitality Program

- Community Organizing
- Resource Navigation
- Resource Partnership Network
- Food Security
- HIPPY

COVID19 Response Emergency Rent & Mortgage Assistance

*Program Impact in the
City of Northglenn*



Maiker
Housing Partners

Background

- Originating from Maiker chairing the Adams County COVID19 Housing Response and Recovery Task Force
- Driven via countywide collaboration
 - Northglenn, Commerce City, Adams County, Thornton, Westminster, Federal Heights
- CARES Act rental and mortgage assistance launched at the beginning of August
- Received direct CARES allocation from Northglenn on October 26

Our Strategies

- Uniform administrative guidelines across participants
- Embraced new COVID19 informed CARES and HUD administration guidelines and waivers
- Driving innovation through collaboration
 - Tenant application program
 - Landlord application program
 - Rapid Settlement Program with Colorado Legal Services

Northglenn Overall Impact

Since April 2020

Households	People	Dollars
98	314	\$451,832.54

Average CARES Allocation Per Household: \$4708

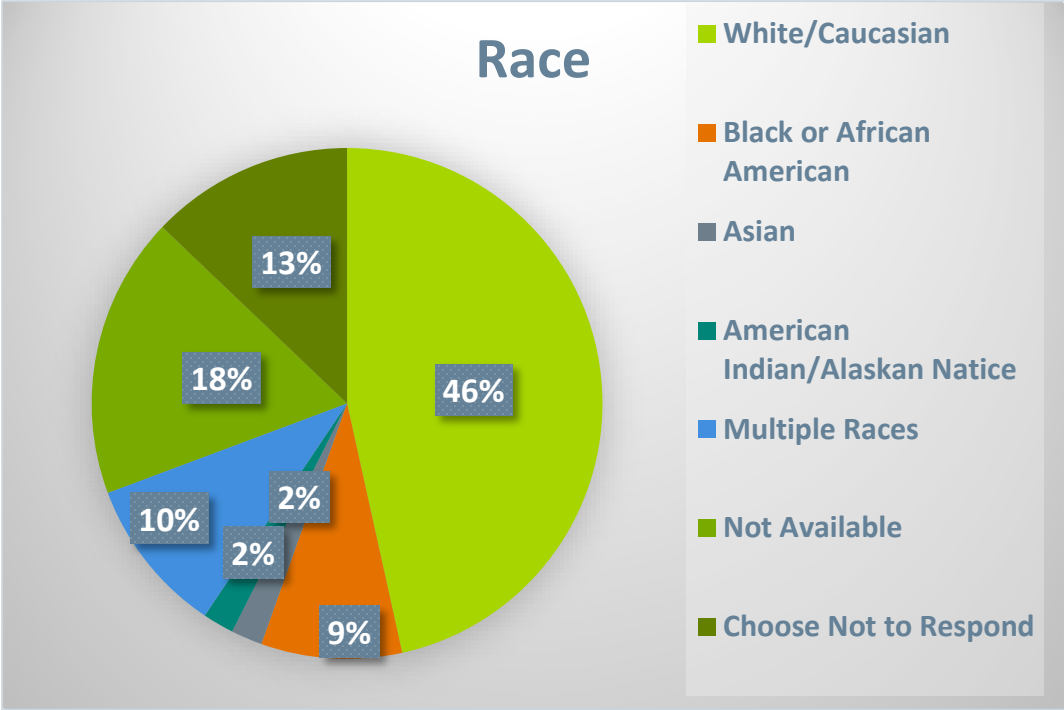
All Northglenn Grants

GRANT	Amount (\$)	Months of Assistance	Households	People
EOC Utility	\$12,672.47	23	23	69
TANF	\$31,946.78	20	10	45
ADCO Fund	\$35,272.32	23	9	26
ADCO CARES	\$111,422.29	61	24	71
Northglenn CARES	\$260,518.68	176	55	149
TOTAL	\$451,832.54	303		

Support by Strategy

Program	Households	Amount
Tenant	67	\$309,803
Landlord	23 (3 landlords)	\$ 73,951
Rapid Settlement (CLS)	8	\$68,078
Total	98	\$451,832

Who Has Received Support



Ethnicity	%
Hispanic	42%
Not Hispanic	39%
Choose Not to Respond	19%

Total Impact in Adams

Amount	Months of Assistance	Households
\$3,413,325.85	2831	807

* 4/13/2020 thru 12/15/20

Ongoing Need in Northglenn

Applications in Queue	Estimated Requests
92	\$487,600

Note: Application portal closed on October 2 due to over-subscription

Next Steps

- Currently seeking source of funds for 2021
- Estimated re-opening application portal on February 1, 2021
- Seeking to maintain current staff level for Q1 and Q2 of 2021
- Advocating for policies to support tenants and landlords during the recovery

Thank You!

Peter F. LiFari
Executive Director

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Maiker
Housing Partners