VISION
A community in which everyone has a safe place to call home and the resources they need to thrive.

MISSION
We strengthen communities and provide pathways to economic and personal opportunity through affordable housing, educational programs and support services.
To the Community,

At Hope Communities, we strive to provide affordable housing and critical resources to the hundreds of children and adults who call our apartments and town houses “home.” Like our founders nearly 40 years ago, we believe having a safe place to live is the first step toward self-sufficiency.

Hope Communities’ integrated model of affordable housing that is not federally funded, featuring customized programs and services to advance economic mobility and a commitment to building community, sets us apart. The model is unique and impactful for the individuals and families we serve and is a catalyst for revitalizing and engaging neighborhoods.

As we reflect on 2018, we are filled with pride. While we know we still have much work to do, we are pleased with what we have accomplished over the past year, including highlights like:

- The progress we made in implementation of the first year of our new strategic plan (2018-2020)
- The substantial expansion of our career programs, which provided workshops and counseling to help clients overcome seemingly insurmountable barriers to employment, find jobs, improve their economic mobility and break the cycle of poverty
- The vibrant growth of our out-of-school programs — from the basics, like helping families prepare young children for school and providing homework help, to more in-depth programs focused on empowerment and leadership for older youth
- The gain in the breadth, depth and strength of our staff, board, volunteers, partner organizations and community engagement
- The significant increase of financial contributions received from grants and fundraising to provide programs for residents and other clients
- The completion of much-needed repairs and improvements across our properties
- The development of a new logo and brand identity to better reflect our mission, vision and values

We look forward to the year ahead with hope and optimism, knowing we have fortified our financial foundation and bringing our goal to expand our inventory of affordable housing closer to reality.

We are grateful to those in the community who share our passion and believe in our mission. Without your generous and sustained support, we could not succeed, especially at a time when the need for affordable housing is at a critical level.

While we still have a long way to go to make sure Denver is a city where everyone has a safe place to call home and the resources they need to thrive, we know we can persevere because you are by our side.

Kelly Kaminskas, Chair
President, Retail Services, FirstBank

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VP of Administration & HR, Daniels Fund

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Jenica Shippy, CPA (Treasurer)
Manager | BKD

Brian Windley
VP, Syndication Originator, Enterprise Community Investment, Inc.

2018 Board of Directors

Kelly Kaminskas, Chair

Sharon A. Knight
President & CEO

2018 Board Chair

2018 Board of Directors
2018 Impact

743
Residents provided with affordable housing

278
Rental units provided across 4 Denver properties

13
Families that purchased their own homes and left Hope Communities
Sessions of 51 different community activities, programs and classes

Children and adults participated in community activities, programs and classes at two properties

Volunteers donated 3,778 hours to support our programs
Economic Mobility
Hope Communities expanded its career programs midyear in 2018, providing group workshops and one-to-one counseling for residents and other clients at two properties, The Gardens of Hope Communities and Hidden Brook Apartments. Workshops focused on resume and cover letter writing, job search and application skills, interview preparation and practice, workplace etiquette and technology instruction. One-to-one counseling included career exploration and strength-based skills assessment. Other economic mobility resources were also made available, including financial literacy classes and home-ownership workshops.

Career Development Leads to Employment
“Kyle” is a 26-year-old resident of The Gardens, who lives with his mother, siblings and a young niece. Although he has some work experience, primarily in maintenance and warehouse work, it was sporadic and intermittent over several years. In fall 2018, Kyle participated in Hope Communities’ onsite career development program, presented in partnership with the Denver Office of Economic Development. The course helped him to identify personal barriers to employment, set career goals and learn how to succeed in an interview. Kyle excelled in the program and was offered an interview with Amazon, which resulted in stable and promising employment with benefits. His next life goal is to purchase his own home.
Adult Education

Hope Communities continued to grow its programs and services designed to encourage and engage adult learners. At Hidden Brook Apartments, where 75 percent of residents are refugees and immigrants from more than 20 countries, English language classes at varying skill levels were offered. Programs targeting seniors were introduced at two sites to encourage socialization and decrease isolation, including mindfulness training, guided watercolor painting and formation of a Next Fifty group.
Youth Development

Hope Communities’ out-of-school programs thrived in 2018. A teen boys group called BOYZ in The Gardens was initiated, and the Girls’ Empowerment Group for refugee girls continued to flourish. Other offerings included an early reading intervention program, after-school homework help for children in grades 1-6 and summer camp for those in grades 4-6, to name a few. In addition, a Girl Scout troop was established at The Gardens with two resident parents as acting leaders.

Programs & Services

223
Children participated in Hope Communities youth programs

20 girls & 12 boys
Participated respectively in the Girls’ Empowerment Group at Hidden Brook and BOYZ in The Gardens, both held weekly for two hours

160
Children received new backpacks and school supplies
Health & Wellness

Hope Communities continued to provide residents and the surrounding community with access to the knowledge and skills they need to manage their own basic health and wellness. Classes and awareness events were held to inform and educate, including healthy cooking classes, flu shot clinics, eyeglass clinics, and dental and heart health screenings. Numerous presentations and discussions were held for parents around topics of concern, such as gang prevention, safety, summer programming, academic support, health and community engagement. Onsite community gardens afford the opportunity for families to grow their own healthy food.

Girl Scout Troop Blooms at The Gardens

At the suggestion of The Gardens Resident Council, a Girl Scout troop formed on property in 2018. Residents Phyllis Davis and Angela Westbrook stepped up to serve as troop leaders, and girls, ages 5-18, were invited to join as Daisies, Brownies, Juniors, Cadettes and Seniors. The Girl Scouts’ focus to “develop a strong sense of self; seek challenges and learn from setbacks; display positive values; form and maintain healthy relationships; and identify and solve problems in the community” fits perfectly with Hope Communities’ endeavor to promote independence and self-sufficiency.
Community Building

Communities are healthier and safer when neighbors know one another, a particularly rich experience when they come from around the world with differing cultures, languages and customs. Community building and strong neighborhood alliances were encouraged through resident meetings, resident councils, safety meetings and property events. Social events included block parties and holiday parties, periodic potluck meals, movie nights, pool parties, field trips and other group activities. As an anchor institution in its neighborhoods, Hope Communities assumes the role of neighborhood leader and convener by facilitating community meetings and activities to engage residents, neighbors, nonprofit partners and agencies in building stronger communities.

Programs & Services

630+
Toys were distributed to resident children through our annual holiday toy drive and Treasure Store party

125
Residents sampled food from around the world at the Taste of Hidden Brook potluck dinner

175
Residents and neighbors attended the annual block party and picnic in New Freedom Park, located adjacent to Hidden Brook Apartments
Resource Navigation

Hope Communities bolstered resource navigation services at two properties. Individual and family case management was delivered to residents and neighbors with a focus on access to community resources. Clients often face complex obstacles related to access to basic resources, healthcare, legal issues, credit, employment and family systems. The lean resource navigation team spent many sessions with individual clients throughout the year. With the goal to help them learn how to address hurdles independently, complicated challenges often required extensive and intensive time with clients. Many residents—newcomers to this country—needed assistance in navigating the complex healthcare system and overcoming food insecurity. By providing culturally responsive, onsite navigation services, trust continued to build, opening doorways to the means clients need to thrive.

Navigating the Health Care Maze

A resident of Hidden Brook Apartments, “Zara” is a refugee from Burma who has been in the U.S. for two years. She lives alone and works the second shift at a distribution center. When the resource navigation team visited her, they discovered she was a diabetic, had run out of her prescribed medication and had been denied benefits from Medicaid. As a single person with no children, her income was slightly above the limit to qualify. With guidance and encouragement from Hope Communities’ resource navigator and community partner, Spring Institute, Zara was eventually enrolled in a sliding scale program through Denver Health. With her new insurance, she is now able to pay a small copay to see a primary care physician and another for new medications. Consequently, she has been to see her doctor multiple times and has had all her medications refilled.
Hidden Brook Apartments - East Colfax

Carolton Arms Apartments - Five Points

Welton Homes at The Point - Five Points

The Gardens of Hope Communities - Northeast Park Hill
2018 Financial Highlights

**REVENUE**

- Rental Income: $2,969,478
- Interest Income: $8,032
- Contributions & Grants: $723,275
- Other Income: $238,178
- Total Support: $3,938,963

**EXPENSES**

Program Services
- Affordable Housing: $2,673,395
- Resident Services: $484,699
- Housing Development: $32,471

Supporting Services
- Administrative: $471,993
- Fundraising: $59,842
- Total Expenses: $3,722,400*

*Net assets include $200,000 for a multi-year grant carried over as temporarily restricted for 2019 and 2020.
Community Support
AlloSource
The Anschutz Family Foundation
The Anschutz Foundation
Apartment Association of Metro Denver
Benson Kerrane Storz Nelson
The Broadmoor
Brothers Redevelopment
Caring for Colorado Foundation
Charles Schwab Foundation
Cherry Creek Presbyterian Church
City and County of Denver
Citywide Bank
Cleo Parker Robinson Dance Theater
Coffee at The Point
Colorado Housing Finance Authority
Colorado Sports Hall of Fame
Colorado Symphony
Comedy Works
CorePower Yoga
Daniels Fund
Denver Botanic Gardens
The Denver Foundation
Dunbar Kitchen & Tap House
Elway’s Cherry Creek
Encana Corporation
Enstrom’s
Enterprise Community Partners
Epic Ryde
FirstBank Aurora
FirstBank Holding Company
Giving Assistant
GolfTEC Lakewood
Greenwich Strategy LLC
HealthONE
Home Depot
IMA Financial Group
John G. Duncan Charitable Trust
JW Marriott
Kenneth King Foundation
KeyBank
Kroenke Sports Charities
Lewis Roca Rothgerber Christie LLP
Maggiano’s Little Italy
Metco Landscape
Mile High United Way
Mutual of America Life Insurance Company
Nick’s Garden Supply
Orange Theory Fitness
Pablo’s Coffee
Palace Construction Co., Inc.
Pasquini’s Pizzeria
The Piton Foundation, part of Gary Community Investment
Polsinelli
The Posner Center for International Development
Project Worthmore
Rackhouse Pub
Ratio Beerworks
Regis University
Saint John’s Cathedral
The Sam S. Bloom Foundation
Samana Float Center
Schwab Charitable – Kregg Charitable Fund
Shacter Family Foundation
Shea Homes
SingerLewak Charitable Foundation
Spark Policy
Spring Institute for Intercultural Learning
Tattered Cover Bookstore
TechSoup
Tighe Brothers Distillery
Trinity Second Century Foundation
US Bank
US Bank Foundation
The Walter S. Rosenberry, III Charitable Trust (WSR, III CT)
Warmuth Family Fund
Wells Fargo Community Support Program
Wines for Humanity

Individual Donors
Tony and Nancy Accetta
Monica Badgett
Carol and John Balkcom
Jennifer Balkcom
Brad and Kia Benson
Maggie Bolden
Saja Bolten
Stephen Bratek
Jacqueline Cano
Rob Chaney
Emily Charlesworth
Gretchen Colbert
Laura Conry
Thank You

Cindy Culkin
Dawn Davenport
Patricia DeFord
Manda Dinkel
Leah Dirks
Caroline Diroll
Lou Ann Dixon
Rebecca Drogen
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Marcia Lamb and Jackson Turnacliff
Pat Larsen
Chetter Latcham
Rebecca Lee
Jessica Lembke
Tom Lucas
Brian MaGiness
Dennis Malone
Priscilla Mancosky
Catherine McCarty

Laurie and W Sean McCaw
Ben Mendenhall
Meryl Meranski
Hazel Miller
Tayler Mitchell
Jordan Mullen
Robert Munroe
Paige Murray
Britt Nelson
Cynthia Nelson
Jeannie Niims
Scott Nitowski
Y. Melinda Pasquini
Lilly Pham
D. Stephen Philips
Jamie and Randy Polliard
Julie Reiskin
Reid Reynolds
Michael and Laura Richards
Adam Riddle
Sylvia Robinson
Renee Rockford
Marcia Rodgers
Maribel Rodriguez
Michelle Rodriguez
Stephanie Rodriguez
Rachel Rohner
Gaby Romero
Cecile Rose

Kristin Russell
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Ray and Marilyn Stranske
Marcia Strickland
Deborah Tavenner
Jamie L. Watson
Beth Weinberg
Susan Weinstein
Brian Windley
Alex Wix
Sandra Young
Laurie Zeller

We apologize for any unintentional omissions.
Hope Communities is a 501(c)(3) charitable organization that provides affordable rental housing with wrap-around supportive programs and services to over 1,100 children and adults in Denver each year.

All informational references in this report will be provided upon request.