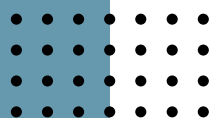


ROCKY MOUNTAIN
Communities

Building Brighter Futures | Inspiring Hope



2024 Annual Report



ROCKYMOUNTAINCOMMUNITIES.ORG



LETTER

FROM OUR CEO



As I reflect on 2024, I'm filled with gratitude for our residents, our partners, and our team, all of whom helped make this year one of growth, innovation, and deeper community connection. With every project launched, service expanded, and milestone reached, Rocky Mountain Communities continued fulfilling its mission to build brighter futures and inspire hope through affordable housing and resident-focused services.

This year, we strengthened our leadership and governance with the addition of two new executive team members Su Chae as Vice President of Finance and Tony Frank as Vice President of Fund Development. We welcomed three new leaders to our Board of Directors. These additions bring new perspectives, expertise, and a shared commitment to advancing equity and opportunity across Colorado.



We made exciting progress on multiple housing developments, including our involvement in four new affordable housing communities planned for Denver, Pueblo, and Colorado Springs. In Fort Morgan, we broke ground on a \$43 million rehabilitation and expansion of Gateway Village, which includes 24 new units, a new community room, and much-needed infrastructure upgrades.

This year also marked our formal launch of *Building the Future of Development*, an initiative designed to support the next generation of affordable housing leaders. Through college internships, mentorship in The Next Gen Talent Academy (in partnership with Housing Partnership Network and Project Destined), and hands-on development workshops for high school students, we are planting the seeds for long-term industry impact, rooted in equity and representation.

We continued to strengthen our Resident Services programming, thanks to the leadership of Juanita Rodriguez and her team. From food pantries and back-to-school resource fairs, to strengthened partnerships with Paragon Behavioral Health, we've expanded health and wellness support at four of our communities. We also opened a resident-led digital literacy lab at Arroyo Village, empowering neighbors with critical skills and tools for success.

We were especially proud to complete the transition of the former DoubleTree Hotel into a temporary shelter and Navigation Resource Center for 300 individuals experiencing homelessness. The property was transferred to the City and County of Denver in August and will remain a permanent part of the City of Denver's plan to support unhoused residents.

In October, we held our Annual Celebration Dinner, honoring Denver Mayor Mike Johnston as our "Affordable Housing Innovator" and celebrated the progress we've made together. In December, we received a \$750,000 HUD Green and Resilient Retrofit Program grant to make energy-efficiency improvements and install solar at Gateway Village—further demonstrating our commitment to sustainability.

Looking ahead, we will break ground at the 4965 Washington Street development located in Denver's Globeville neighborhood and prepare for the first inaugural Golf for the Future tournament to support our Building the Future of Development Initiative.

At Rocky Mountain Communities, we believe that a stable home is the foundation for opportunity. In 2024, we helped build that foundation for thousands of neighbors—and we're on the precipice of many new and exciting journeys.

Mark Marshall
President & CEO



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2024 Leadership Team



Executives

Mark Marshall

President and
Chief Executive Officer



Angei Valrie

Vice President of
Human Resources



Amritpal Byrd

Vice President of
Property Management



Juanita Rodriguez

Vice President of
Resident Services



Tony Frank

Vice President of
Fund Development



Su Chae

Vice President of
Finance



Board of Directors

Tom Konkell

Board Chair and
Executive Committee Chair
Partner, First Integrity Title Company

Jennifer Vagher

Vice Chair of the Board,
Finance Committee Chair
Community Bank President, ANB Bank

Max Segall

Secretary and
Treasurer of the Board
Sales and Marketing Professional, Preferred Painting, Inc.

Christi Smith

Fund Development Committee Chair
Director Rocky Mountain Programs,
Enterprise Community Partners

Kyle J. Henderson

Principal,
Southpaw Development

Greg Litvak

Principal,
Highlands Vista Group

Eric Nesbitt

Owner,
Law Offices of Eric L Nesbitt, P.C.

Katina Ryan

Licensed Professional Counselor,
A New Horizon Psychotherapy

June Waller

Community Leader,
Retired Affordable Housing Professional

Charles Wehrwein

EVP and Chief Operating Officer,
Housing Partnership Network

In Loving Memory of Richard Taft

Former President & CEO (2012–2019)

With heartfelt remembrance, we honor Richard “Dick” Taft, who passed away on February 1, 2025. Richard led with compassion, integrity, and an unwavering belief in the power of home. His legacy lives on through the lives touched by Arroyo Village, Gateway Village, and the Real Estate Investment Fund he helped establish. Richard’s vision continues to guide our mission, and his impact will never be forgotten.



Mission

At Rocky Mountain Communities, **we build brighter futures and inspire hope by providing affordable housing and resident-focused services**—advancing equity, unlocking potential, and creating lasting opportunity for individuals and families across Colorado.

Our Impact

10

Affordable housing
Communities

1,239

Apartments owned
and operated

2,724

People we are
serving including
1000 + children

17,000 +

Families served since
founding in 1992

4

Properties we
provide property
management
services

Our History

Rocky Mountain Communities was founded in 1992 by three community members as the Greater Denver Mutual Housing Association, with a shared vision to address Colorado's growing need for affordable housing. Starting with just two properties in 1994, RMC has grown steadily over the past three decades, now owning and operating ten affordable housing communities across the state. Since our founding, we've supported more than 17,000 families on their journey toward stability and opportunity.

In Colorado, over 40% of renters spend more than 30% of their income on housing, with 25% spending over half. Rising housing costs have outpaced incomes, putting many families at risk of crisis or homelessness. Since our founding we have expanded to meet the increasing need for affordable housing across the state.



Properties

Current Communities

Denver Metro

Garden Court
Denver, CO
1150 Syracuse Street

Arroyo Village
Denver, CO
1299 N. Knox Court

Townview
Denver, CO
1699 Hooker Street

Mountain Terrace
Westminster, CO
3650 W. 84th Avenue

Parkview Village West
Arvada, CO
3650 W. 84th Avenue

Northern Colorado

Gateway Village
Fort Morgan, CO
414 Southridge Road

Meeker Commons
Greeley, CO
505 9th Avenue

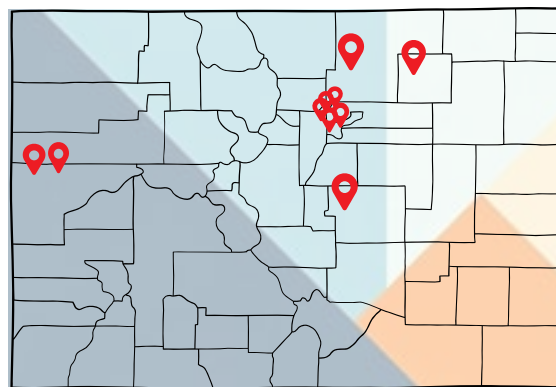
Colorado Springs

The Commons Colorado
Springs, CO
3745 Marion Drive

Western Slope

Willow Grove
Clifton, CO
3206 Mesa Avenue

Grand Manor
Grand Junction, CO
2828 Orchard Avenue



RMC Property Services



Third-Party Management

RMC understands the complexities of affordable housing and permanent supportive housing property ownership and management. We center on our residents' experience and ensure that all we do represents the highest level of dignity and respect to those we serve.

RMC Property Services provides third-party management for Warren Village and Jefferson Center for Mental Health. Warren Village supports low-income, single-parent families to achieve sustainable personal and economic self-sufficiency. Jefferson Center for Mental Health provides high-quality mental and behavioral health care and counseling to one person or family at a time.

Resident Services

SERV Programming

Safe, Equitable, Resilient, and Vibrant communities
advancing upward mobility across Colorado



Housing Stability: eviction prevention, case management services and transitioning families to homeownership.



Economic Empowerment: job placement services, career pathways, resume building, interviewing skills, financial literacy certifications, and credit-building.



Health & Wellness: community gardens, healthy foods in onsite food pantries, brain games/puzzles for seniors, family summer physical activities, nutrition and healthy cooking classes, and community health resilience team trainings.



Youth & Adult Education: youth enrichment activities/tutoring, GED classes, English as a Second Language classes, afterschool enrichment activities and youth tutoring.



Digital Equity: computer classes for all ages, resident Tech Team trainings establishing community webpage and "help desk."



Community Engagement, Leadership & Safety: social cohesion activities, resident councils, resident leadership trainings/activities and holiday giving.

Our Partners

RMC and **Paragon Behavioral Health** provide enhanced support to residents in accessing resources. RMC has dedicated Peer Support Professionals (PSPs) working directly with residents for one-on-one support.

RMC partners with **Advocates for Recovery** to provide Peer Support training to all the PSPs that are employed.

We partner with **The Delores Project** at Arroyo Village to include 35 units of low-income permanent supportive housing and 95 units of affordable housing for individuals and families in the workforce. The Delores Project continues to support their shelter residents with the transition into permanent supportive housing units.

We partner with **Homeward Pikes Peak** to create a unique affordable housing community in Colorado Springs, incorporating permanent supportive housing (PSH) units. Resident Services are provided through Homeward Pikes Peak.

Rocky Mountain Communities belongs to **Housing Partnership Network's** award-winning business collaborative, leading housing and community development.

Rocky Mountain Communities is a part of **NeighborWorks America's** national network of affordable housing organizations driven to create opportunities for people to improve their lives and strength their communities.

Community Engagement

Bringing Holiday Joy to the Western Slope

At Rocky Mountain Communities, it's often the small, heartfelt traditions that make the biggest impact. This past holiday season, Property Manager Beth Cardova helped ensure that every child at our Willow Grove and Grand Manor communities felt the magic of the season.

Through a continued partnership with Rimrock Wellness, each child under the age of 18 received a special holiday gift. The joy didn't stop there. Beth and her team made sure each present was personally wrapped with care. Office staff members Amelia and Brittany joined Beth in the effort, alongside CHFA volunteers Pam and Davina, who generously offered their time to wrap gifts for the 2024 holiday season.

Adding a special family touch, Beth's mother, Edna, stepped in to help, as she has every year since 2019. Her dedication is a shining example of how strong community ties, and a little extra kindness can brighten lives and build lasting memories.



Community Champion Awardees at Celebration Dinner 2024

The Community Champion Award celebrates individuals who exemplify leadership, inspiration, and an unwavering commitment to creating opportunity and lasting impact within Rocky Mountain Communities. These champions go above and beyond to uplift their neighbors, foster connection, and strengthen the fabric of their communities.

In 2024, we were proud to honor Yvonne Trujillo and Manny Garcia as our Community Champions. Both are shining examples of what it means to lead with heart. Yvonne has been a consistent presence across our communities, bringing people together through acts of service, mentorship, and celebration. Manny, known for his dedication and advocacy, has helped amplify resident voices and promote inclusive, resident-led initiatives.



Yvonne Trujillio

"We go into RMC and bring all the communities together. It makes me happy to just be there to help people. My mom taught me to cook when I was young, she said people are always hungry. She taught me to be who I am and I'm honored for this award."



Manny Garcia

"My father bought me a Saxaphone when I was 5 years old. I started playing music for RMC and they have faith in my music. Everyone is struggling out there, and I'm proud of all the staff and workers because everyone is doing their part."

2024 Highlights

RMC continued its growth trajectory in 2024, expanding its impact across Colorado through the development of new affordable housing communities, the launch of innovative resident-focused programs, and the strengthening of partnerships that empower individuals and families.

Redevelopment of Gateway Village Started



We began a \$43 million construction project on Gateway Village in Fort Morgan, Colorado to add 24 new units, conduct a complete gut rehab on the property across the 96 existing units, add a new management office, new community room, and new amenities. Through HUD's Green and Resilient Retrofit Program, this project will make energy efficiency improvements and install a solar energy project.

Navigation Resource Center



RMC made it possible for successful improvements to be made to former Double Tree hotel in Denver's Northeast Park Hill community, creating a Navigation Resource Center, to shelter 300 homeless individuals. The transfer of property in August to the City & County of Denver was paramount in supporting the city's long-term plan to support individuals experiencing homelessness.

Celebration Dinner Awards



In October, RMC held its third Annual Celebration Dinner. We were honored to welcome Denver Mayor Mike Johnston as the keynote speaker. Prior to speaking, the mayor received RMC's *Affordable Housing Innovator for Individual Award* which recognizes the efforts advancing important opportunities or removing major obstacles for the affordable housing industry that will have a measurable impact now, and in the future on the lives of low-income residents in our communities

Upcoming Projects

2025 +

Future Highlights

GLOBEVILLE



RMC, Evergreen Real Estate Group, and Globeville Elyria-Swansea Coalition (GES Coalition), are partnering on a new development at 4965 Washington Street

located in Denver's Globeville neighborhood and will feature 170 units for families earning 30%-60% of Area Median Income (AMI). The building, designed by John Ronan Architecture with the architect of record EJ Architecture, will also provide a new ground-level Denver Public Library branch and community retail space.



TOWNVIEW



RMC is planning for the redevelopment of Townview that will include approximately 400 total units with 60 units of permanent supportive housing, 250 affordable units, and 75 condo homeownership units in partnership with Elevation Community Land Trust and Shanahan Development. By offering affordable pathways to ownership, RMC is helping families

build equity, invest in their futures, and put down deeper roots in the communities they call home. This development embodies our commitment to not just providing housing, but creating lasting opportunities for growth, empowerment, and upward mobility.



Future Communities In Pre-Development

4965 Washington Street – Denver, CO

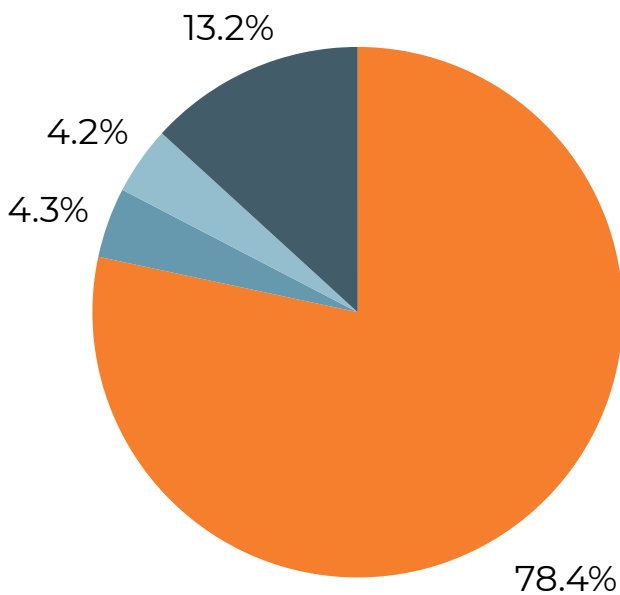
Pikes Peak Park – Pueblo, CO

Townview Redevelopment – Denver, CO

The Commons Phase II – Colorado Springs, CO

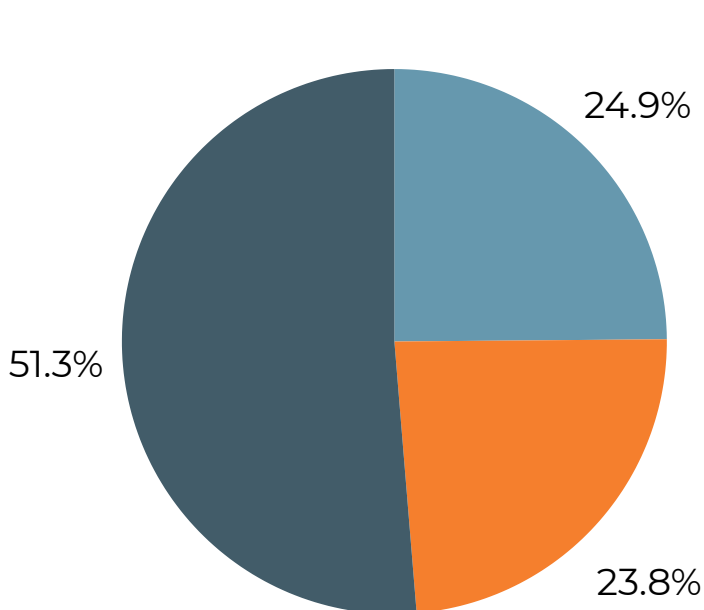
Financial Statements

Total Revenue \$22 million



- Rental Income
- Gain On Investments
- Contributions and Contracts
- Other Income
 - 10 owned and managed properties
 - 4 RMC Property Service (3rd party managed properties)
 - Total Assets \$105 Million
 - Total Liabilities \$71 Million
 - Total Equity \$34 Million

Total Expenses \$21.5 million



- Building Maintenance
- Labor
- Operations and Administrative

Properties

Garden Court
Arroyo Village
Townview
Parkview Village West
Mountain Terrace

Willow Grove
Grand Manor
Gateway Village
Meeker Commons
The Commons

Donor List

\$100,000 +

NeighborWorks America

\$10,000 - \$99,999

Housing Partnership Network
Taylor Kohrs

\$1,000 - \$9,999

ANB Bank
Brian Cohen
Colorado Housing and Finance
Authority (CHFA)
Community Development Trust
Cunningham
Cushing Terrell
Darren and Leslie Hinton
Enterprise Community Partners
First Bank

First Integrity Title Company
Tess and Levi Geffre
Garth Geer
Gordon Foundation
Greg Litvak
Group14 Engineering
Kyle Henderson
Highlands Vista Group
I-KOTA
IMA Financial Group

Mark Marshall & Liz Burritt
Medici Consulting Group
MidFirst Bank Colorado
Mile High Behavioral Healthcare
Palace Construction
Patricia Litvak
RATIO Design
Ryan Lunsford
Shanahan Development
Jeff Shanahan

ShopWorks Architecture
Su Chae
Syntrinsic
JLA Architects
The Colorado Health Foundation
Tom Otteson
Joe Trujillo
Chris Waters

\$500- \$999

Artaic Group
Roy Alexander
Steve and Jessica Barbier
Big Door
Grant Bennett

Mark Berry
Tony Frank & Melinda Pollack
Jacob Goode
KEPHART
Austin Konkel

Chase Konkel
Nationwide Parking Services
New Communities Law
Rose Community Foundation
Rosemann and Associates, P.C.

Max Segall
Jennifer Vagher
Eric Weisenstein
Benjamin Woolf

\$250 - \$499

DS Benbow
Javonni and Anna Butler
Angela Clark
Free Spirit Consulting
Barb Geer
Andrew Gibbs and Katie Newell

Sarah Habib
Chance Hausman
Chad Holtzinger
Any Keach
Carol Lay

Doug Sampson
Mike Saslow
Stan-Mar, Inc.
Studio Completiva, Inc.
Karrie Simmons

Brooke Sulski
John Victor
Charles Wehrwein
Megan Yonke

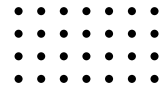
Under \$250

James Anderson
James Bates
Maggie Bolden
Katie Bowman
Robin Choate
Bing Chou
Andy Cook
Thomas Davis
Bonnie Earhart
Karen Fox Elwell
Keo Frazier

Craig Gentile
Paul Goss
Erik and Molly Jansson
Jefferson Park Pub
Philip "Barclay" Jones
Kat Lewis
Brian Litvak
Bernadette Luna
Kelly Malott
Katie McKenna
Jennifer Mooney

Mark Olmos
Paragon Behavioral Health Connections
June A Quintana
Thaddaeus Rodriguez
Brian Rossbert
Katina and Richard Ryan
Eric Sass
Matt Seewald
Christi Smith
Storyline, LLC

Jody Whitmore
Caitlin Witte
Bradley Weinig
Chuck Woodward
Rebecca Yaffe
Amy Urlacher
Tracy Pride





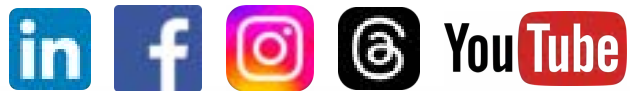
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Inspiring Hope



Thank You!

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Denver, CO 80203

