

FP FORTUNATO
PROPERTIES
REAL ESTATE SERVICES



**WORKFORCE
HOUSING
MANAGEMENT**

ABOUT US

Fortunato Properties Specializes in the Management of Workforce Housing Communities Throughout Colorado's mountain communities. We Understand That Workforce Housing Is More Than Property Management—it Is About Creating Stable, Well-Maintained Housing That Supports Employees, Employers, Families, and the Communities They Serve.

Since 2008, Fortunato Properties Has Partnered with Private Owners, Employers, Housing Organizations, Public Agencies, and Community Stakeholders to Deliver Housing Programs That Are:

Operationally Efficient

Financially Responsible

Resident-Focused

COMPREHENSIVE WORKFORCE HOUSING SERVICES:

We Provide Full-Service Workforce Housing Management, Including:

- ✎ **Resident Relations and Communication**
- ✎ **Leasing and Occupancy Management**
- ✎ **Eligibility and Compliance Administration**
- ✎ **Move-In and Move-Out Coordination**
- ✎ **Property Inspections**
- ✎ **Rent Collection and Financial Reporting**
- ✎ **Maintenance Coordination and Emergency Response**
- ✎ **Vendor and Contractor Management**
- ✎ **Preventive Maintenance Programs**
- ✎ **Capital Planning Support**
- ✎ **Budget Development and Oversight**
- ✎ **Community and Stakeholder Communication**
- ✎ **Policy Implementation and Enforcement**
- ✎ **Compliance Reporting and Documentation**
- ✎ **Specialized Workforce Housing Experience**

SPECIALIZE MANAGEMENT APPROACH:

Workforce Housing Presents Unique Operational Challenges That Require a Specialized Management Approach. Our Team Has Experience Supporting:

- ↘ **Seasonal Workforce Housing**
- ↘ **Affordable Housing Communities**
- ↘ **Public-Private Housing Partnerships**
- ↘ **Community Housing Initiatives**
- ↘ **Mixed-Use and Mixed-Income Communities**
- ↘ **Government-Owned and Privately-Owned Housing Assets**
- ↘ **Employee Housing Programs**
- ↘ **Deed-Restricted Housing**
- ↘ **Employer-Sponsored Housing**

We Understand the Balance Required Between Resident Service, Operational Accountability, Compliance Requirements, Affordability Objectives, and Long-Term Asset Preservation.

IN-HOUSE RESOURCES THAT SET US APART

Unlike Many Management Companies That Rely Heavily on Third Parties, Fortunato Properties Maintains In-House Resources That Provide Greater Accountability, Responsiveness, and Consistency.

Dedicated Leasing Professionals:

Our In-House Leasing Team Manages Applicant Communication, Leasing Administration, Resident Onboarding, Renewals, Occupancy Management, and Resident Relations.

Chfa & Affordable Housing Expertise:

Our Team Includes Professionals with Chfa and Lihtc Certification and Experience Navigating Affordable Housing, Workforce Housing, Deed Restrictions, Eligibility Requirements, Compliance Reporting, and Resident Qualification Processes.

In-House Maintenance Technicians:

Fortunato Properties Employs Experienced Maintenance Professionals Who Provide Day-To-Day Maintenance Support, Inspections, Preventative Maintenance, Turnover Services, and Rapid Response to Resident Concerns.

24/7 Resident Support:

Residents Have Access to a Dedicated 24-Hour Emergency Response and Call Center System That Ensures Maintenance Emergencies and Urgent Resident Concerns Are Addressed Promptly, Regardless of the Time of Day.

DEEP VENDOR NETWORK

In Addition to Our Internal Team, We Maintain Long-Standing Relationships with a Deep Bench of Specialized Contractors and Service Providers, Including:

**Hvac
Contractors**

**Licensed
Electricians**

**Plumbing
Contractors**

**Roofing
Specialists**

**Snow Removal
Providers**

**Landscape
Professionals**

Locksmiths

**Restoration
Contractors**

**General
Contractors**

**Specialized
Building Trades**

OUR STRATEGIC APPROACH

Unlike Many Management Companies That Rely Heavily on Third Parties, Fortunate Properties Maintains In-House Resources That Provide Greater Accountability, Responsiveness, and Consistency.

Resident-Focused Service:

We Create Positive Resident Experiences Through Responsive Communication, Consistent Policies, and Professional Management Practices.

Operational Excellence:

Our Systems Are Designed to Improve Efficiency, Streamline Maintenance Operations, Reduce Risk, and Support the Long-Term Success of Housing Programs.

Asset Preservation:

Through Preventive Maintenance, Inspections, Vendor Oversight, and Capital Planning Support, We Help Owners Protect and Enhance the Value of Their Housing Assets.

Financial Accountability:

We Provide Transparent Financial Reporting, Budget Management, and Operational Oversight to Support Informed Decision-Making and Responsible Stewardship.

Community Partnership:

We Work Collaboratively with Owners, Employers, Housing Organizations, Local Governments, and Community Stakeholders to Ensure Housing Programs Meet Their Intended Goals and Objectives.



WHY FORTUNATO PROPERTIES?

Serving Colorado Communities Since 2008

∨ **In-House Leasing Professionals**

∨ **Approximately 450 Units Under Management**

∨ **Experienced Team of Housing and Property Management Professionals**

∨ **Commitment to Responsive Service, Accountability, and Long-Term Success**

∨ **CHFA and Lihtc-Certified Team Members**

∨ **In-House Maintenance Technicians**

∨ **Deep Network of Specialized Contractors and Service Providers**

∨ **24/7 Emergency Call Center Support**

∨ **Trusted Workforce Housing Management**

∨ **Expertise in Workforce Housing, Community Housing, and Residential Management**

∨ **Experience Working with Both Public and Private Housing Initiatives**

∨ **Strong Local Vendor and Contractor Relationships**

∨ **Proven Systems for Resident Services, Maintenance Coordination, Compliance, & Reporting**

MARKET RECOGNITION & LEADERSHIP:

Supporting Stronger Communities Through Housing:

Quality Workforce Housing Is Essential to the Success of Businesses, Organizations, and Communities. Fortunato Properties Is Committed to Providing Professional Management Services That Create Stable Housing Environments, Support Residents, Protect Assets, and Help Owners Achieve Their Operational and Financial Objectives.

Recognition & Industry Leadership:

Fortunato Properties Has Been Recognized for Its Commitment to Housing Solutions, Operational Excellence, and Community Impact Throughout Colorado's Mountain Communities.

Notable Recognitions Include:

- **Inc. 5000 Fastest-Growing Private Companies in America**
 - **Summit Chamber "Summit Standout of the Year" for Contributions to Workforce Housing Initiatives**
 - **A+ Rating with the Better Business Bureau**
 - **Recognized Leader in Workforce Housing, Affordable Housing, and Community Housing Management Throughout Colorado**
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These Achievements Reflect Fortunato Properties' Ongoing Commitment to Delivering Responsive Service, Innovative Housing Solutions, and Long-Term Value for Property Owners, Residents, Employers, and Communities.

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THANK YOU