

# Brothers Redevelopment

Patrick Noonan – Program Director  
Colorado Housing Connects & Housing Counseling

“Every day, we employ a holistic approach to **eliminating the barriers to stable housing** for low-income community members, older adults and people living with disabilities across Colorado.”





# Implementing Our Vision

1. Development and Provision of Affordable Housing
  - Own/Manage 28 affordable communities comprising 1300+ units
2. Providing Comprehensive Housing Programs and Services

## **Programs Serving Older Adults (Front Range)**

- Home Modification and Repair
- Paint-A-Thon
- Aging in Place

## **Housing Programs and Services (Statewide)**

- Colorado Housing Connects Helpline
- Housing Counseling and Education
- Rent, Mortgage and Utility Assistance
- Landlord Recruitment

# Colorado Housing Connects Overview

**Nearly 80,000 Inquiries Received in 2023**  
(61 of 64 Counties Served)



## **Housing Navigation**

Eviction & Foreclosure Prevention  
Affordable Housing  
Tenant-Landlord Issues  
Aging-In-Place including home repair  
Other non-emergency housing questions



## **Group Education**

Eviction Prevention Legal  
Affordable Housing Search  
Homebuyer  
Credit



## **Housing Counseling**

Rental  
Mortgage Default  
Pre-purchase  
Post-purchase

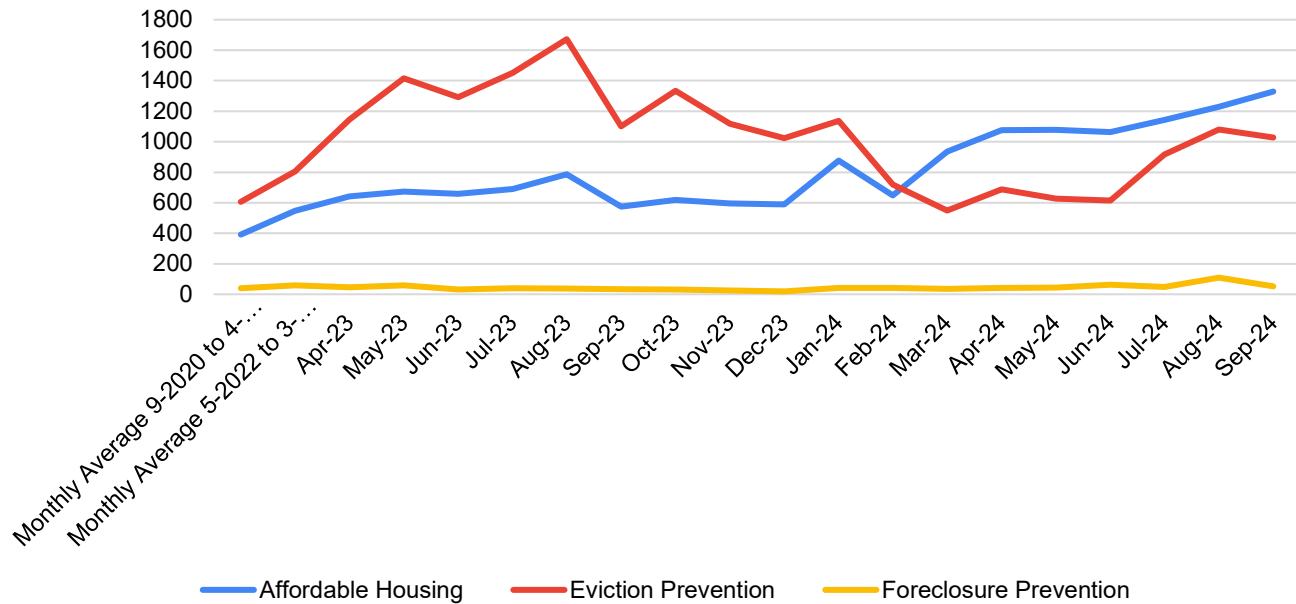


## **Tenant-Landlord Mediation**

Adams County: Eviction Diversion  
Denver County: All manner of housing conflict  
Other Counties coming soon

# Key Insight: Housing unaffordability is sharply impacting renters

CHC Online Inquiries



## CHC focus over the last 5 months

Eviction Prevention: 54.3%

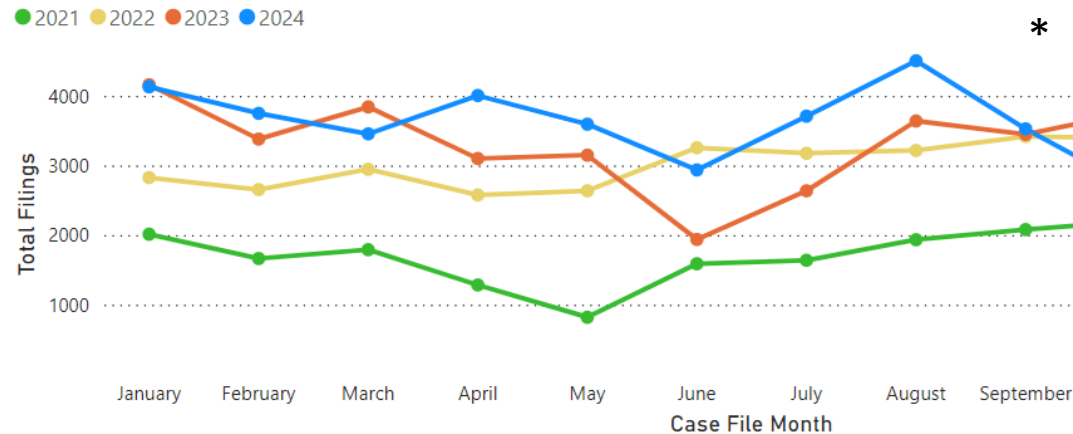
Affordable Housing: 20.4%

Tenant-landlord Issues: 10.7%

Default/Foreclosure Prevention: 3.9%

Other: 10.7%

New Eviction Filings by Month



Eviction Filings up are 16% compared to 2023 record setting year\*

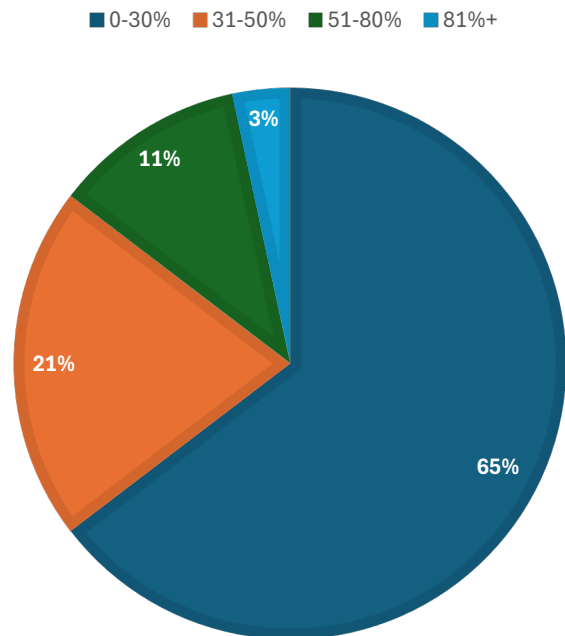
[\\*https://www.coloradojudicial.gov/court-services/research-and-data](https://www.coloradojudicial.gov/court-services/research-and-data)



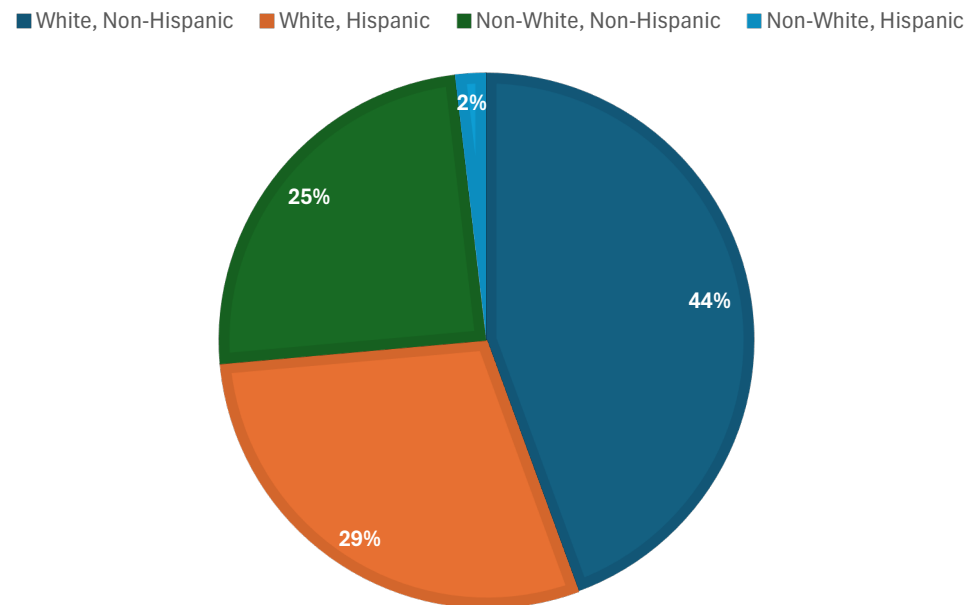
# Key Insight: Mortgage payment concerns far outstrip non-mortgage costs. Extremely Low Income and Very Low-Income Households are impacted most as well as clients identifying as Hispanic and Non-White.

CHC Online Homeowner Help Inquiries: 9/2020 to 10/24		
I'm behind on my mortgage.	78%	1439
I'm not behind on my mortgage, but I am concerned about my ability to afford my mortgage.	13%	245
I'm not concerned about my mortgage, but I am concerned about my ability to afford my home (this could include property taxes, HOA dues, homeowners' insurance, or other expenses).	5%	84
I have another question or concern about my home.	4%	72
<b>Total</b>		<b>1840</b>

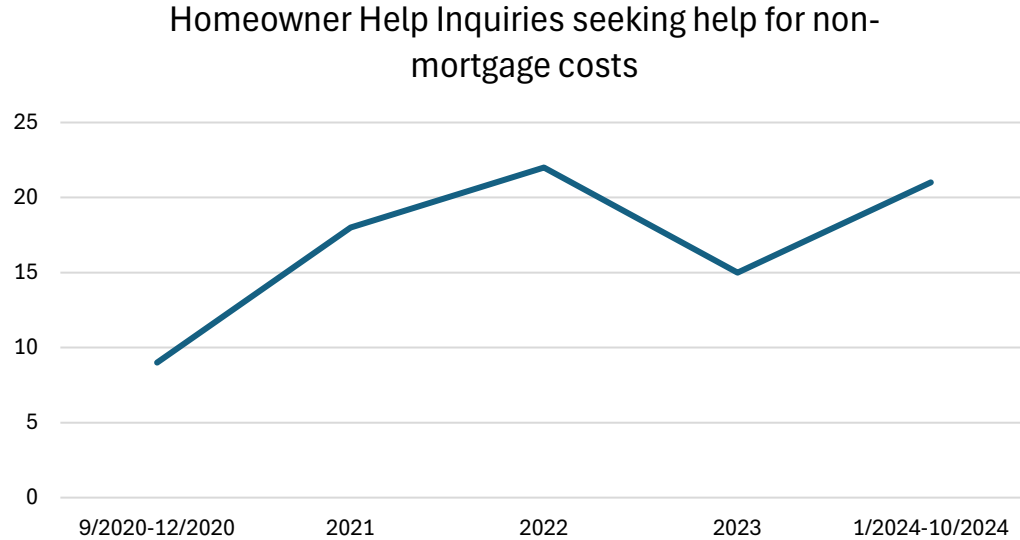
HOMEOWNERS SEEKING HELP BY AREA MEDIAN INCOME



HOMEOWNERS SEEKING HELP BY RACE & ETHNICITY



## Key Insight: Share of homeowners seeking help with non-mortgage homeownership cost is increasing. Homeowners' insurance woes often eclipses property taxes.



- Housing counselors indicate clients often stop paying their homeowners' insurance before failing to pay property taxes.
- Clients feel greater sticker shock with insurance increases compared to property tax as a percent of housing cost. Some have seen costs double or coverage drop all together.



**Key Insight: Older Adults are feeling the squeeze when it comes to paying property taxes. Scams, fraud, and aggressive marketing compound these problems.**

- Aging In Place staff indicate clients regularly state they need to decide whether to eat or pay their property taxes.
- Housing counseling clients face a barrage of scams when they fall behind on their mortgage, HOA dues or property taxes. This is particularly threatening for financially vulnerable older adults.
- Legitimate assistance programs are confused for other scams.
- Older adult clients turn to reverse mortgages in many instances for relief. They face pressure to make significant financial decisions in the face of aggressive marketing tactics.
- Older adult homeowners are turning to solutions like homesharing to increase income to afford increasing property taxes.





**Key Insight: Prospective homebuyers and new homebuyers are struggling with mortgage sustainability due to property taxes.**

*2023: 35 Homebuyer Classes (Adams, El Paso, Jefferson Counties)  
547 households served*

- Housing counseling staff indicate property taxes, homeowners' insurance and interest rates have significantly diminished purchasing power down. Income levels of clients in need of downpayment support have risen.
- Short tenured homeowners are struggling with increases in property taxes and may reach out for foreclosure prevention help within the first few years of homeownership.





**Key Insight: Financial assistance programs have been essential tools to target relief for struggling renters and homeowners.**

*\$60K paid directly toward County Treasurers through BRI's Emergency Mortgage Assistance Program funding benefitting 9 households*

*2023: \$8.9 M administered in rent, utility and mortgage assistance*

- Financial assistance and housing counseling staff collaborated to spare 3 households from imminent tax related foreclosure.
- Housing counseling is a key element in ensuring clients have the support they need to develop a long-term financial recovery and resiliency plan.



**Key Insight: Consumer education and support is essential to increase relief program utilization and distinguish legitimate help from fraud.**

- Staff indicated that property tax rebate, exemption, and deferral programs are not widely familiar to or utilized by our clients. This means that they are presenting in financial crisis without previously taking advantage of the help that is available.
- There's a need to inform the public about who can provide legitimate help and differentiate this assistance from scams.
- Overall, property tax relief programs have been easy to apply for. Aging in Place staff help clients complete these applications.



# Questions?

[coloradohousingconnects.org](http://coloradohousingconnects.org)

844-926-6632

[Patrick@brothersredevelopment.org](mailto:Patrick@brothersredevelopment.org)

303-685-4203

