



Permanent Supportive Housing 7900 E. Colfax, Denver, CO

About the Project

Built in collaboration with established nonprofit affordable housing provider, Brothers Redevelopment, Inc., Valor on the Fax is a 72-unit community scheduled to open in early 2023. Individuals and families are eligible to live here. Individuals who have a history of homelessness and will benefit from the comprehensive supportive services being offered by the Brain Injury Alliance of Colorado will qualify. These units will serve people who have a disability and are earning less than 30% of the area median income (roughly \$22,000/year).

The project is one of the largest supportive housing communities in the state to receive public investment. **The primary public funding sources for this activity are:**

- The City and County of Denver
- Department of Housing Stability
- Colorado Division of Housing
- The Colorado Housing and Finance Authority
- The Denver Housing Authority

Substantial private investment has come from:

- Enterprise Housing Credit Investments, LLC
- ANB Bank

Philanthropic support for Valor on the Fax has been made by:

- Wells Fargo Banks

The building will cost approximately \$23 million to build. The funding for the construction is through Low Income Housing Tax Credits (LIHTC) and gap financing from the City and County of Denver and the Colorado Division of Housing.

Service Provider:



**Brain Injury
Alliance**
C O L O R A D O

Developer/Owner:



BRI
Brothers Redevelopment, Inc.
Housing • Home Maintenance & Repair • Housing Counseling

**“Valor on the Fax” will
provide housing for
individuals facing
housing insecurity.**



Residents

All residents will hold a lease and will be expected to follow the terms in the lease.

Residents will be screened through a rigorous process mandated by the Colorado Division of Housing. The goal of Permanent Supportive Housing, such as Valor on the Fax, is to bring people into safe and secure apartments first (under a Housing First model), so they can focus on being productive citizens.

Once housed, staff will engage with residents and offer services; however, engagement in services is not mandatory to live in the apartments. Social services will be provided both on and off site to support that goal, including services provided by the Brain Injury Alliance of Colorado.

Anyone that is a registered sex offender or has been convicted of meth related offenses will not be eligible to be a resident.

There are 1, 2 and 3 bed units. We expect some children to live in the apartments and have included amenities in the building for them as well as a richly landscaped exterior environment for them to play in.

50% of potential residents will be referred through the Coordinated Entry System or CES. This is run through the Metropolitan Denver Homeless Initiative and uses a screening tool called the Vulnerability Index - Service Prioritization Decision Assistance Tool or VI-SPDAT. Individuals and families are assessed using the VI-SPDAT and ranked by severity of their needs- longest length of time homeless and disabling conditions. The other 50% of potential residents will be referred through the Brain Injury Alliance of Colorado, using a process that has been approved by the Colorado Division of Housing.

Funding

BIAC will receive funding from a variety of sources to pay for the supportive services:

- MINDSOURCE A Brain Injury Network
- Capitalized Service Fund
- A percentage of net rental income
- DOH Tennant Support Services
- City & County of Denver
- Medicaid

Brothers Redevelopment will receive the rent payments and serve as the Property Management Company. They are responsible for building maintenance as well as leasing units, asset management and compliance.

The project will see its first residents in January 2023.



VALOR
ON THE FAX