



# 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 which opened its doors in 2023. Individuals and families are eligible to live here. Individuals who have a history of homelessness and can benefit from the comprehensive supportive services being offered by the Brain Injury Alliance of Colorado are qualified. These units 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

### Service Provider:



### Developer/Owner:



**"Valor on the Fax"**  
provides housing for  
individuals facing  
housing insecurity.



## Residents

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

Residents are 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 engage with residents and offer services; however, engagement in services is not mandatory to live in the apartments. Social services are 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 is not eligible to be a resident.

There are 1, 2 and 3 bed units. Several dozen children live in the apartments and there are a variety of amenities in the building for them as well as a richly landscaped exterior environment for them to play in.

50% of residents were 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 were assessed using the VI-SPDAT and ranked by severity of their needs- longest length of time homeless and disabling conditions. The other 50% of residents were referred through the Brain Injury Alliance of Colorado, using a process that has been approved by the Colorado Division of Housing.

## Funding

BIAC receives 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 receives the rent payments and serves as the Property Management Company. They are responsible for building maintenance as well as leasing units, asset management and compliance.

**Valor on the Fax  
is officially open!**



**VALOR**  
ON THE FAX