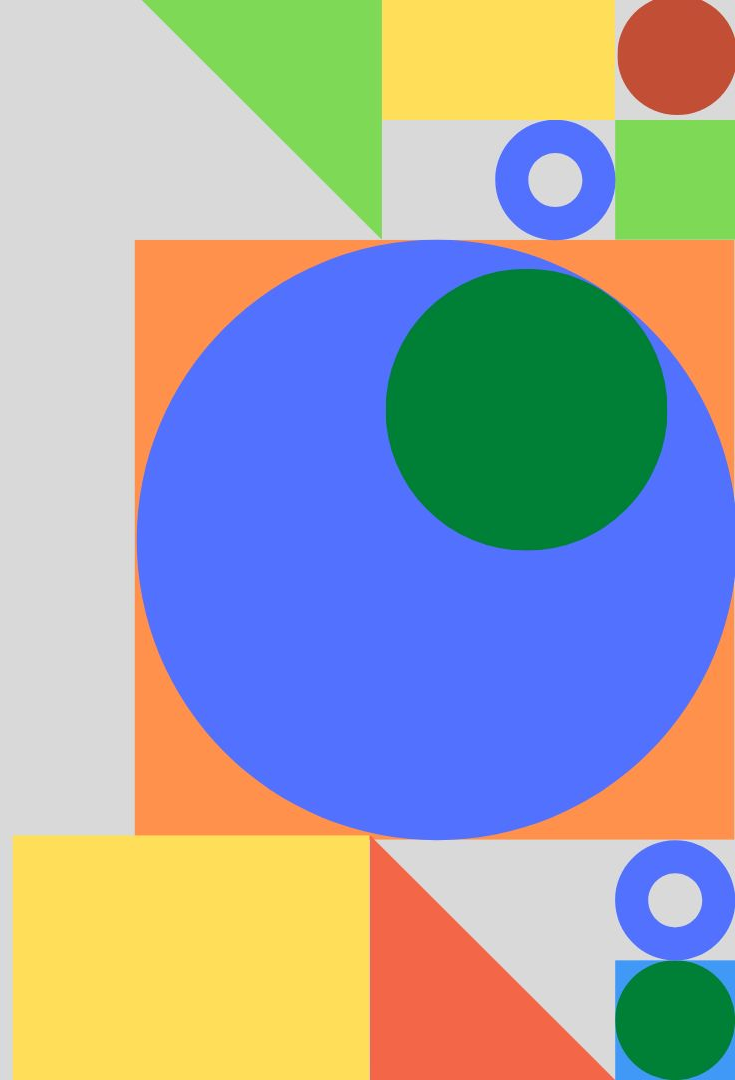




# The Fax Partnership

2019 Annual Report



# Fax Partnership Annual Report - Executive Director Letter

This year's annual report comes with significant delay. As I write this, the Fax staff – and workers throughout the United States and much of the world – work from home and uncertainty around Covid-19 abounds. The next 12-18 months will likely be very difficult as the world awaits a vaccine that will enable us to return to community and the behaviors that make life rich: attending schools, gathering to celebrate, communing over food and sharing in group experiences. Yet, despite this unprecedented challenge, I also know that it is at this time that organizations such as the Fax can become even more relevant. Working to strengthen and support the communities along the East Colfax corridor is what drives this organization and thus, our work has never been more important.

It is with this spirit of community-driven work, that the Fax is sharing its 2019 Annual Report. In 2019 we laid the groundwork for the work that will be accomplished in 2020 and beyond. Of note was the launch of a Business Support Office with funding from the City of Denver. This work started with a survey of East Colfax business owners that received a greater than 30% response rate. We learned that over 40% of the businesses that responded are owned by women and people of color. Our business community is interested in working together and are committed to the East Colfax corridor.

The Fax also was a part of the Brothers Redevelopment team that won a City of Denver proposal to build a 72-unit affordable housing project at 7900 E. Colfax. Being a part of this winning team was a major accomplishment for the Fax since our organization was instrumental in encouraging the City's purchase of this property in 2017. We are proud to know that the East Colfax community will benefit from increased, desperately needed extremely low-income housing at this site. Another project within the Fax's equitable development space in 2019 was the 1400 Yosemite building. This project is slated to convert an old manufacturing building into a community-serving hub and the Fax led the community engagement on behalf of the developer, Flywheel Capital.

The Fax's funding picture also significantly improved in 2019 with the successful award of federal Section 4 dollars from Enterprise Community Partners. This award has enabled the Fax to launch a Residential Support Office in 2020, which complements our Business Support Office, rounding out our work to support both residents and businesses along East Colfax. With these dollars, and support from the Colorado Health Foundation and Gates Family Foundation, the Fax was able to hire two new staff members in 2020. The Fax Board also grew with the addition of two new board members. This stability of funding and growth for staff and board will make 2020 an even more momentous year for the Fax – and given the challenges our community faces, the timing feels right.

Stay in touch. We look forward to working with you.

Monica Martinez, Executive Director

# The Fax's Focus Area & Values

The Fax Partnership (“the Fax”) strengthens and supports those who live and work along the East Colfax corridor while advancing a vision of equitable development to sustain a thriving, diverse and affordable community.

We provide residential support services to cost-burdened renters and homeowners. We have a business support office where we provided services to local businesses.

We support diversity, promote equity, and advocate for sustainable development without displacement along the historic East Colfax corridor and adjacent neighborhoods.

We are a long-standing non-profit organization supporting the East Colfax community in Denver and Aurora.



\*Excluding Eudora St. to Monaco St.

# 2019 Major Accomplishments

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Annual Report 2019

## **7900 EAST COLFAX SUPPORTIVE HOUSING**

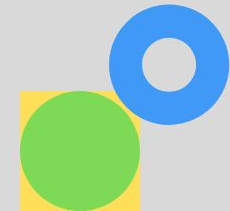
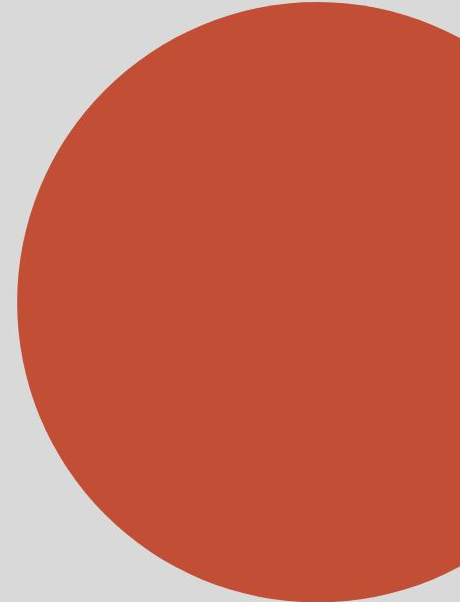
The Fax is a member of the 7900 E. Colfax supportive housing project being developed by Brothers Redevelopment. When complete, 7900 will be a 72-unit supportive housing community for residents living with acquired brain injury. Programming will be provided by the Brain Injury Alliance while the Fax is leading the community engagement effort. The development team was awarded this project after a competitive City of Denver selection process.

## **BUSINESS SUPPORT OFFICE SURVEY**

The Fax conducted a survey of East Colfax businesses in the spring of 2019. We received a 30% response rate leading to the implementation of a business support office.

## **1400 YOSEMITE, A MULTI-TENANT NONPROFIT CENTER**

The Fax is partnering with private developer Flywheel Capital, to create a multi-tenant nonprofit community center, turning what once was an old factory into a community asset. Once rehabilitation is complete in late 2020, this building will provide affordable space to nonprofits and locally-serving businesses. In addition, the building will act as community event space. 1400 Yosemite will also be the Fax's future home!



# 7900 East Colfax

## A Supportive Housing Project

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\*Will be located at :  
**7900 E. Colfax  
Ave, Denver,  
Colorado, 80220**



### COMMUNITY BENEFIT 1

This supportive housing project will offer homes to people who have experienced or are at risk, of being homeless.

### COMMUNITY BENEFIT 2

Tenants will be provided resources to achieve independence and self-sufficiency, courtesy of the Brain Injury Alliance of Colorado.

### COMMUNITY BENEFIT 3

Brothers Redevelopment will be on site to manage the building and provide housing services to the East Colfax Community.

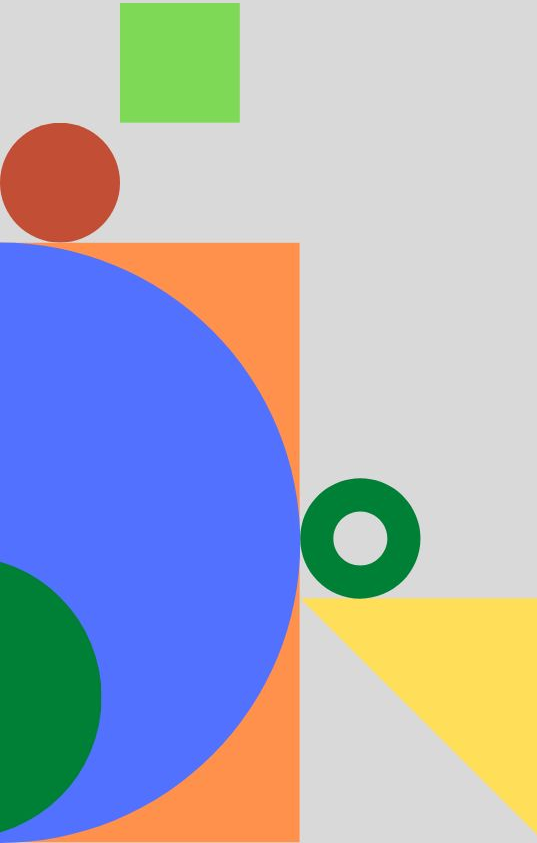
### COMMUNITY BENEFIT 4

The Fax is leading an extensive community engagement process to ensure the local community's voice is represented throughout the project design, construction and building operation phases.



# The Fax's Business Support Office

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In the spring of 2019 the Fax distributed a needs assessment survey to 215 locally owned business within in the East Colfax Area.

The businesses surveyed were located between Colorado Boulevard and Yosemite (excluding businesses located within the Mayfair BID).

Sixty-five businesses completed our survey. This represents a successful 30 percent response rate.

The Fax sees our culturally-rich business community as a part of what makes East Colfax special. Through our Business Support Office we seek to support our local businesses and help them thrive. Data from our survey directs our work and we thank the many businesses that participated!

## **2019 Needs Assessment Findings**

- Issued survey to 220 East Colfax businesses
- 30% response rate
- 40% immigrant
- 40% women
- 65% currently rent
- 75% expressed interest in owning space
- 2/3 identified financial assistance as a need
- 40% are interested in business counseling

*The Fax hosted two summits, provided marketing assistance, created contact database, developed partnerships*

# 1400 YOSEMITE

Annual Report 2019



## Partners

- Flywheel Capital
- Radian
- Caleb Munro
- The Fax Partnership

### What to Expect:

1400 Yosemite will be a community asset made up of locally-serving nonprofit tenants and small businesses. This building will also offer space for hosting community events for the larger community. 1400 Yosemite will consciously integrate into the community by offering services and resources that help the East Colfax corridor thrive. This project includes two buildings totaling 80,000 SqFt and will offer space for hosting events for the larger community.

# 1400 Yosemite Process

## JULY 2019

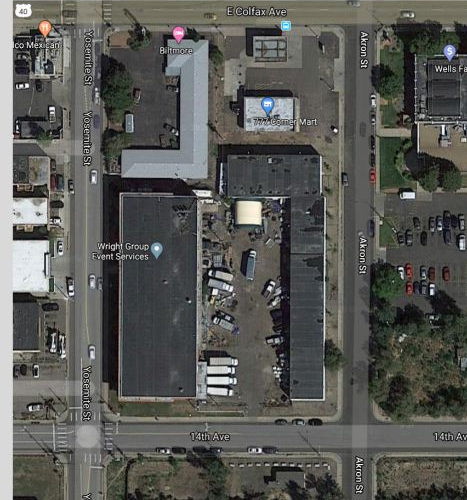
1400 Yosemite is purchased and will become an inclusive community center and non-profit office building.

## NOVEMBER 2019

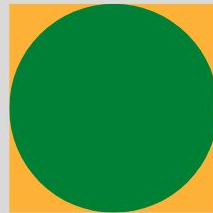
Development team convened a Community Advisory Committee, made up of local community leaders, that is providing input on the building concept, design and marketing decisions.

## LATE 2020

1400 Yosemite will undergo extensive rehabilitation and seeks to open its doors.



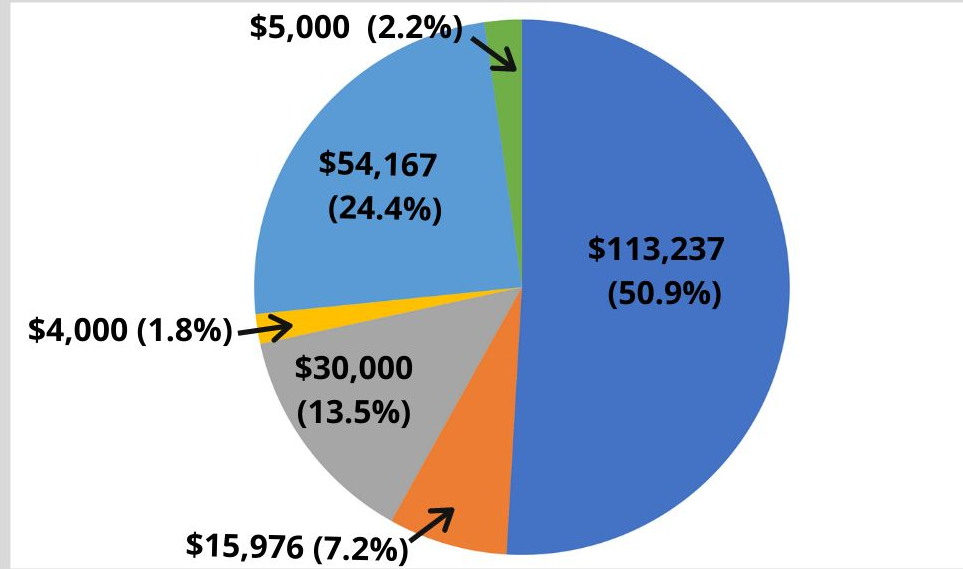
The picture to the left is the building in its current form. The picture above on the right is the future concept.





# 2019 Funding Sources

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# Meet Our Board

## **Board Members**

John Fernandez, Chair

Darion Mayhorn, Vice Chair

Stacie Loucks, Treasurer

Heidi Aggeler, Secretary

Leah Busam

Karen Finch

Amy Ford

Tor Ericksen

Amy Hansen

## **Welcome Darion & Tor**

Darion Mayhorn

+East Colfax Resident

+Engineer with Federal Bureau of Reclamation

Tor Ericksen

+East Colfax business owner

+Experienced hospitality-industry manager

- The Fax Partnership Board has a combination of community representation and subject matter expertise.
- The Fax has three board members who represent the East Colfax neighborhood, one from Historic Montclair and a business owner from Mayfair.
- Subject matter expertise is in affordable housing, real estate law, city planning and communications.
- The Board contributed over \$4,000 to the organization in 2019!

# The Fax Has Two New Staff Members!

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## Sabe Kemer

My name is Sabe Kemer and I am from Ethiopia. I graduated from MSU Denver and have called Colorado home for the last 8 years. I am the founder of Colorado Language Services, an agency that provides interpretation and translation services. For the last two years, I have served on the Aurora Immigrant and Refugee Commission. As the Outreach Manager I will work with the businesses and residential community.

Outreach Manager



## Maya Thomas

My name is Maya Thomas and I was born in Denver and grew up in the East Colfax neighborhood. I joined The Fax to make a difference in the very neighborhood I am from. I am a Spelman College graduate with a passion for services geared towards marginalized communities. As the Communications Specialist at The Fax, I plan on accurately sharing about our mission, promoting the East Colfax corridor and elevating the voices of our culturally diverse community.

Communications Specialist



# Where You Can Find us

Annual Report 2019

## Fax Partnership Team

Monica Martinez, Executive Director  
Sabe Kemer, Outreach Manager  
Maya Thomas, Communications Specialist



**WWW.THEFAXPARTNERSHIP.COM**

Our website

**@PARTNERSHIPFAX**

Our Twitter

**@THEFAXPARTNERSHIP**

Our Facebook

