



# THE FAX PARTNERSHIP ANNUAL REPORT

25

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# TABLE OF CONTENTS

LEADERSHIP LETTER	1
MISSION STATEMENT	2
2025 MILESTONES	3
COMMUNITY ENGAGEMENT - SURVEYS	4-5
RESIDENTIAL SUPPORT OFFICE	6
BUSINESS SUPPORT OFFICE	7
EAST COLFAX CULTURAL DISTRICT	8
EQUITABLE DEVELOPMENT OFFICE	9
FINANCIAL STATEMENTS	10-11
BOARD AND STAFF	12
SPECIAL THANKS	13

# LEADERSHIP LETTER

THE FAX PARTNERSHIP'S 2025 ANNUAL REPORT REFLECTS A YEAR OF GROWTH, RESILIENCE AND RENEWED URGENCY AS EAST COLFAX RESIDENTS AND BUSINESSES CONTINUE TO FACE RISING COSTS, CONSTRUCTION IMPACTS AND ECONOMIC UNCERTAINTY.



MONICA MARTINEZ  
EXECUTIVE DIRECTOR



JIM JOHNSON  
BOARD CHAIR

The insight of our community's strained conditions are the result of two follow-up surveys we conducted in 2025 to compare current conditions with baseline findings from 2020. The 2025 findings showed both residents and businesses facing growing challenges and highlighted the need for The Fax to expand and deepen our work:

- **Affordability Crisis (316 Residential Responses):** Affordability has worsened significantly since 2020. Household costs are skyrocketing much faster than the 24% rise in the Consumer Price Index:
  - Renters reported a 33% increase in housing cost.
  - Homeowners reported a huge 45% increase in housing cost.
  - Utility costs went up 41% for renters and homeowners alike.
- **Small Business Struggles (62 Business Responses):** Running a small business in East Colfax is still a major challenge. Only 17% of businesses reported that they are growing or thriving, and just 31% felt confident they'll make it through the next three years. Two-thirds of businesses were struggling with finances.

Beyond the survey findings, 2025 was also a year of significant organizational growth and expanded community support. Despite federal funding uncertainty and budget reductions, The Fax ended the year with a staff of 15, our largest team to date. Expanded staff was critical in assuming the property management role of our motel properties through a partnership with the City and County of Denver's Roads to Recovery program, which provides shelter and case management to those releasing from the justice system, exiting emergency room care or coming in off the street. This work gave us much purpose and pride.

On the business side, we successfully administered the Business Impact Opportunity (BIO) Fund and helped to disperse over \$1 million to businesses impacted by East Colfax Bus Rapid Transit construction. Our Business Support Office expanded its permitting service assistance, to help businesses navigate what is a lengthy bureaucratic process and was successful in 10 businesses receiving permits. Our Residential Support Office increased its fresh food pop-ups from one to three times a month and grew our public resources application assistance by 85% over 2024. The East Colfax Cultural District's Field Day participation jumped 50% year-over-year and made for another fun day in the hot Denver sun. The Fax Board also expanded to sixteen members, adding local residents as well as corporate and City Council representation, all dedicated to helping The Fax achieve its mission of an affordable and welcoming East Colfax.

The organization's growth in 2025 will prove valuable in 2026 as the East Colfax community continues to experience the intense impact of BRT construction. Our team remains dedicated to providing critical services, supporting residents and businesses, and helping East Colfax remain a diverse, affordable and vibrant community.

## THE FAX PARTNERSHIP



AN EAST COLFAX-BASED NON-PROFIT

### MISSION

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.

### WHO

The Fax Partnership is a non-profit organization founded in 2004 supporting the East Colfax community in Denver and Aurora.

### WHAT

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

### HOW

We do this through:

- Providing residential support services to cost-burdened renters and homeowners.
- Providing business support services to local businesses.
- Advancing responsible growth that prioritizes affordable and attainable housing, community-serving redevelopment and supports local employment opportunities.

# THE FAX'S 2025 MILESTONES

EQUITABLE DEVELOPMENT OFFICE: LAUNCHED A PARTNERSHIP WITH CITY OF DENVER TO MANAGE THE FAX'S MOTEL PROPERTIES AS SHELTER FOR PARTICIPANTS IN ROADS TO RECOVERY PROGRAM.

BUSINESS SUPPORT OFFICE: EXPANDED PERMITTING APPLICATION SUPPORT MEETING A MAJOR NEED AMONGST SMALL BUSINESS OWNERS.

RESIDENTIAL SUPPORT OFFICE AND BUSINESS SUPPORT OFFICE: CONDUCTED 5-YEAR COMMUNITY FOLLOW-UP SURVEYS.

RESIDENTIAL SUPPORT OFFICE: INCREASED FREQUENCY OF FRESH FOOD PANTRIES FROM ONCE A MONTH TO THREE TIMES A MONTH.

EAST COLFAX CULTURAL DISTRICT: INCREASED ATTENDANCE AT FIELD DAY 50% YEAR-OVER-YEAR.

BUSINESS SUPPORT OFFICE: COMPLETED A FULL YEAR ADMINISTERING THE CITY AND COUNTY OF DENVER'S BIO FUND ACROSS COLFAX AVE. AND RENEWED OUR PARTNERSHIP FOR 2026.

# COMMUNITY FEEDBACK 2025 SURVEY REPORTS BUSINESS SURVEY

**BACKGROUND:**

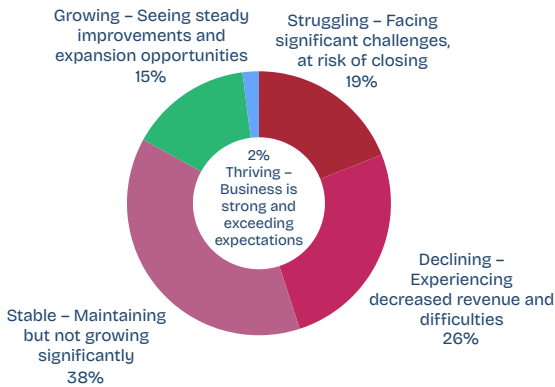
The Fax conducted a survey of businesses along portions of the East Colfax Corridor in the summer of 2025 and 62 submissions were received. Responding businesses were concentrated between Colorado Boulevard and Yosemite Street, excluding those in the Mayfair BID. 93% of businesses were in the 80220 zip code. The Fax previously conducted a survey of business needs in the spring of 2019, not long after the creation of The Fax’s Business Support Office. In the intervening years the Business Support Office has worked directly with over 100 businesses along the corridor. Some similar questions between these surveys were retained to track changes over time. Changes in our work and external considerations necessitated that many new questions be included as well.

**GENERAL FINDINGS:**

Operating a small business on East Colfax remains a challenging enterprise, many years after Covid, and prior to significant BRT construction work for this section of the corridor. In 2019, when the prior survey was conducted, businesses were focused on growth and advertising. In 2025, only 17% of businesses felt they were growing or thriving, only 31% were confident they would survive the next three years, and two-thirds of businesses indicated finances as a significant challenge to operating their business. In order to survive the BRT construction period (expected to continue until early 2028), The Fax, local government, funders, community members and organizations will all need to actively support the local business community.

**A GLIMPSE AT THE RESULTS:**

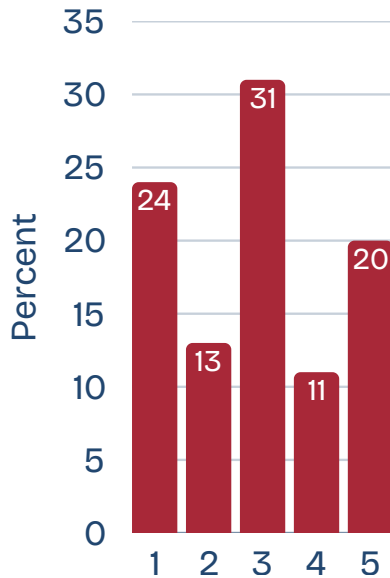
Q: How is your business doing right now?



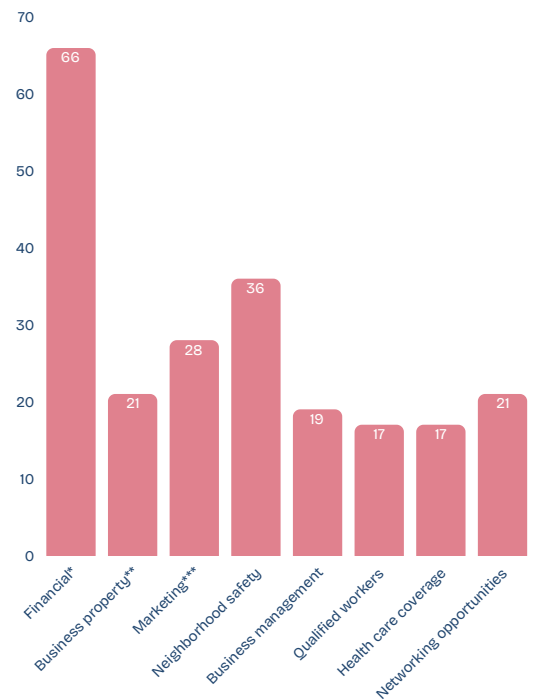
**Only 17% of businesses feel they are Growing or Thriving. This outlook stands in contrast to 2019, when 75% of businesses indicated they were planning to expand their operations in the foreseeable future.**

**Only 31% have a high confidence in their ability to survive the next 3 years.**

Q: How confident do you feel that your business will survive the next 3 years? (Rate on a scale of 1-5, with 1 being "Not Confident at All" and 5 being "Very Confident")



Q: What are the most significant current challenges to operating your business? (Check all that apply)



**INTERESTED IN READING THE FULL SURVEY REPORT? VISIT: [THEFAXDENVER.COM/BSO](https://thefaxdenver.com/BSO)**

# COMMUNITY FEEDBACK 2025 SURVEY REPORTS RESIDENTIAL SURVEY

## BACKGROUND:

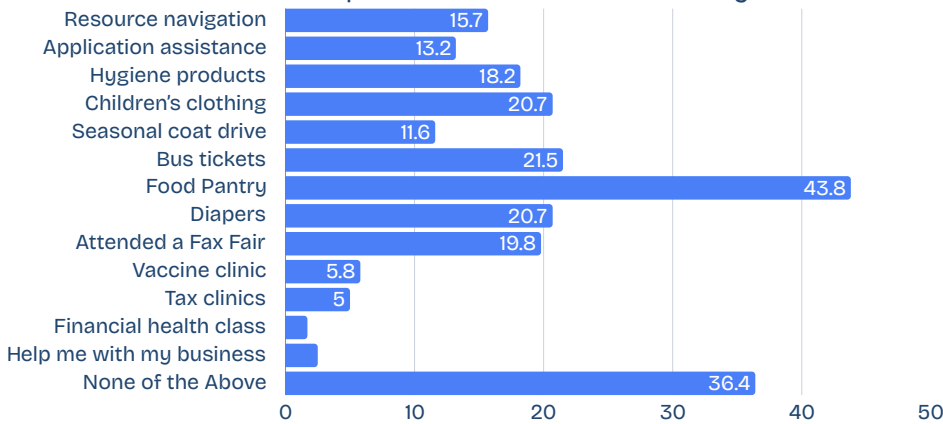
In the summer of 2025, The Fax conducted a survey of residents living along the East Colfax Corridor. The survey was offered in English, Spanish, Burmese, Amharic and Dari and was promoted and distributed at Fax community events as well as shared on social media, through newsletters, and with those who came to The Fax office. 316 responses were received, with 53% being residents of the East Colfax neighborhood.

## GENERAL FINDINGS:

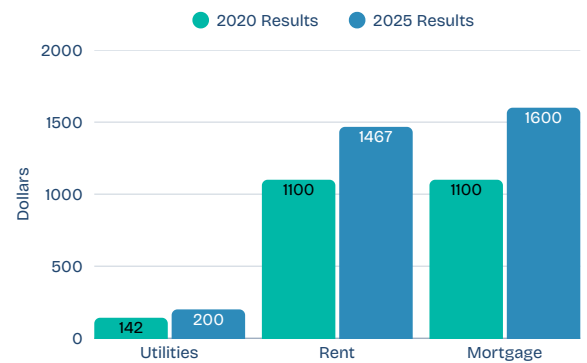
The 2025 survey was a follow up to a previous Fax survey conducted in 2020. The 2020 survey revealed a community struggling with affordability and in 2025 the situation has only gotten worse. Household costs have increased dramatically since 2020, and greatly outpaced the Consumer Price Index (CPI). Renters reported a 33% increase in housing cost, homeowners reported a 45% increase, and utility costs increased across the board by 41%, compared to a 24% increase in the CPI for the similar period. Low-income residents represented over 60% of the survey respondents, and 17% of those respondents reported having someone in their home who regularly slept on a couch. Over one-third of low-income residents reported receiving no form of public assistance at all. Increased navigation support for low-income households to obtain resources and for low-income homeowners in particular is needed - 36% of whom indicated having home repairs they could not fix, with cost being the overwhelming reason such repairs went unaddressed. The community continues to need increased affordable housing development, especially for lower-income residents, given the high level of housing instability and the number of people that are doubled up. While the survey showed low income respondents in all communities are struggling, the East Colfax community is acutely vulnerable due to the pending completion of the Bus Rapid Transit and its likely impact on property values.

## A GLIMPSE AT THE RESULTS:

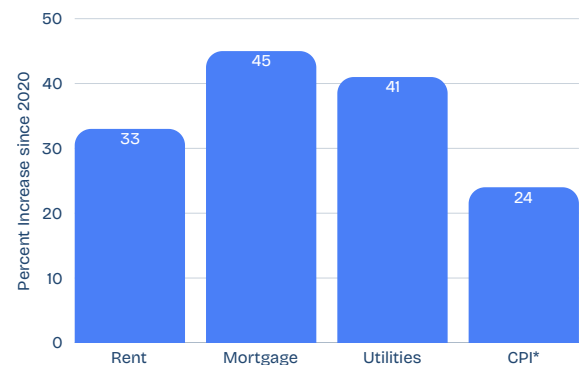
Low-Income Respondents: Fax services currently utilized



Average Monthly Cost (\$)

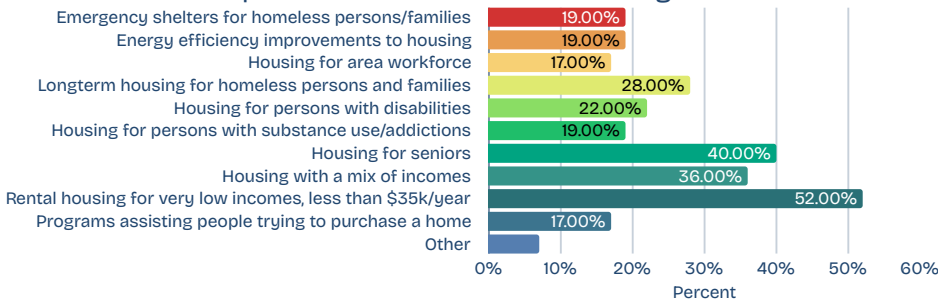


Percent Increase since 2020



\* (via US Bureau of Labor Statistics)

Low-Income Respondents: Greatest unmet housing needs in East Colfax?



INTERESTED IN READING THE FULL SURVEY REPORT? VISIT: [THEFAXDENVER.COM/RSO](https://thefaxdenver.com/rso)



# RESIDENTIAL SUPPORT OFFICE

In 2025 the Residential Support Office (RSO) continued its growing impact on East Colfax. Nearly 1400 households visited the food pantry, which distributed 27,600 pounds of food. Partnering with East Denver Food Hub and Denver Food Rescue, the RSO increased the frequency of fresh-food pop-ups from once a month to three times a month to ensure that residents not only had regular access to shelf stable foods but also fresh fruits and vegetables. Over 300 households benefited from the increase in pop-ups and got access to the kind of fresh food that is less accessible in a fresh food desert such as East Colfax.

The RSO's assistance also included:

- Distributing over 2100 multi-packs of diapers to families with young children.
- Administering over 150 vaccines in partnership with Immunize Colorado and the Colorado Department of Public Health and Environment.
- Hosting over 450 community members at the summer Fax Fairs filled with resources, give-aways and prizes, food, music and fun for the family.
- Giving out over 300 coats during the winter coat drives.

Beyond meeting the basic needs of local families, the RSO also assisted families with access to resources such as Rental and Energy Assistance, SNAP, LEAP and Medicaid. The RSO increased application assistance by 85% from 2024, successfully submitting 253 applications in 2025 - that's an application-a-day for every business day of the year! Families received an average of \$611 in assistance funding.

## CLIENT SUCCESS FROM THE RSO

### DANIELA:

I worked with a client and her family throughout 2025, setting them up with SNAP and LEAP, and applying for EOC. Throughout the year she routinely visited our pantries and came to all our fairs. After she was able to secure a job with a stable income, I saw less and less of her, and her government assistance decreased. Before I went on maternity leave in the fall, she returned with several bags of clothes and canned food to donate, her way of paying forward the assistance we provided her. The last time we spoke, she was referring a neighbor to our services.

### EDEM:

In 2025 a community member experiencing homelessness came to our office, seeking support with housing. He had been living in shelters and was navigating a disability. He had in mind a few housing options but was being declined due to eligibility requirements. I recommended a housing opportunity that better matched his situation: Hidden Brook Apartments, located in East Colfax. I helped him complete and submit his application and he was approved! Today, he is living at Hidden Brook in a stable home of his own. His journey is a powerful example of how guidance, persistence, and support can lead to meaningful change.



# BUSINESS SUPPORT OFFICE

In 2025 the Business Support Office (BSO) built off the strong foundation laid in 2024 to prepare businesses for the start of the East Colfax Bus Rapid Transit (BRT) construction. This included developing a BRT Survival Guide, proactively educating businesses about the construction project, conducting one-on-one informational sessions, and sharing lessons learned from businesses located in Capitol Hill that were already impacted by the construction.

As the administrator of the Business Impact Opportunity Fund, a grant program established by Denver Economic Development & Opportunity, the BSO conducted outreach to support eligible businesses in 2025, reviewed applications, and educated businesses that would become eligible in 2026 about the program - worth up to \$15,000. The grant awarded over \$1.25-million dollars to affected businesses across East Colfax in 2025. The BSO also worked to strengthen the digital presence of businesses from Monaco to Yosemite to increase customer visits and mitigate the negative impact of the BRT construction.

Along with the BRT related work, the BSO continued its general work assisting the small businesses of East Colfax in preparing and applying for permits, grants, and loans. It also continued its work promoting safety and communication amongst businesses, partner organizations, and city offices, including the Denver Police Department, through the quarterly community safety meetings held at local businesses along the corridor.

## SUPPORT SUCCESSES

### Permitting and Licensing:

Provided full-service support, managing the process from start to finish for 10 permit applications and 1 liquor license which were approved in 2025. 3 additional applications are awaiting formal review.



### Grants and Loans:

Submitted 4 Certifiably Green Denver applications. 3 were awarded, securing a total of \$22,811 for those businesses. Assisted 4 businesses in becoming loan-ready by providing hands-on guidance for every step of the application process.



### Crime Prevention Through Environmental Design (CPTED) & Business Safety:

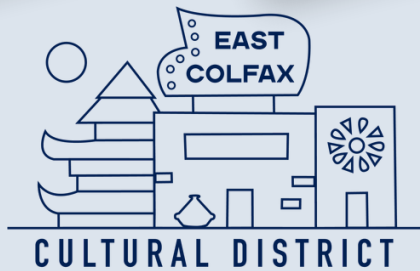
Completed 25 CPTED assessments  
Promoted Trespass Agreements and participated in the DPD Business Watch Program



### Legacy Business Recognition:

Completed and submitted the Denver Legacy Businesses application for El Chalate - which received its well-earned recognition and legacy status in 2025.





# EAST COLFAX CULTURAL DISTRICT

The East Colfax Cultural District resident and business-led steering committee, with the help of Fax staff, planned and carried out the Second Annual Community Field Day in June 2025 at the Mosaic Campus. Attendance increased about 50% year-over-year from 200 community members in 2024 to 300 in 2025. The event was expanded to include more community engagement through activities like a Cultural District photo booth and a Get to Know Your Neighbor station. There was also a local artists' market, cultural arts performances included youth dancers from Nepal, Mariachi and Flamenco musicians, and an instrument "petting zoo" for youth to experience playing instruments. Instruments weren't the only petting zoo participants, as Denver Loves Goats returned for another year to great enjoyment from children and adults alike.





COMCAST CLEAN UP  
SAND & SAGE AND WESTERNER MOTELS  
JUNE 2025

# EQUITABLE DEVELOPMENT OFFICE

The goal of the Equitable Development Office (EDO) is to develop real estate projects that preserve the existing community and fight involuntary displacement, through the creation of affordable housing and community space. This is a process that can take a great deal of time and effort. In September of 2022, The Fax acquired The Westerner and Sand & Sage motels, located at 8405 and 8415 E. Colfax, with the above goal in mind. Due to a billboard, redevelopment cannot begin on the property until 2028. Instead of letting the properties sit idle, and potentially create a negative impact on the community as can happen with unattended, development sites, the EDO worked to pursue projects to maximize the positive impact of these properties in the interim.

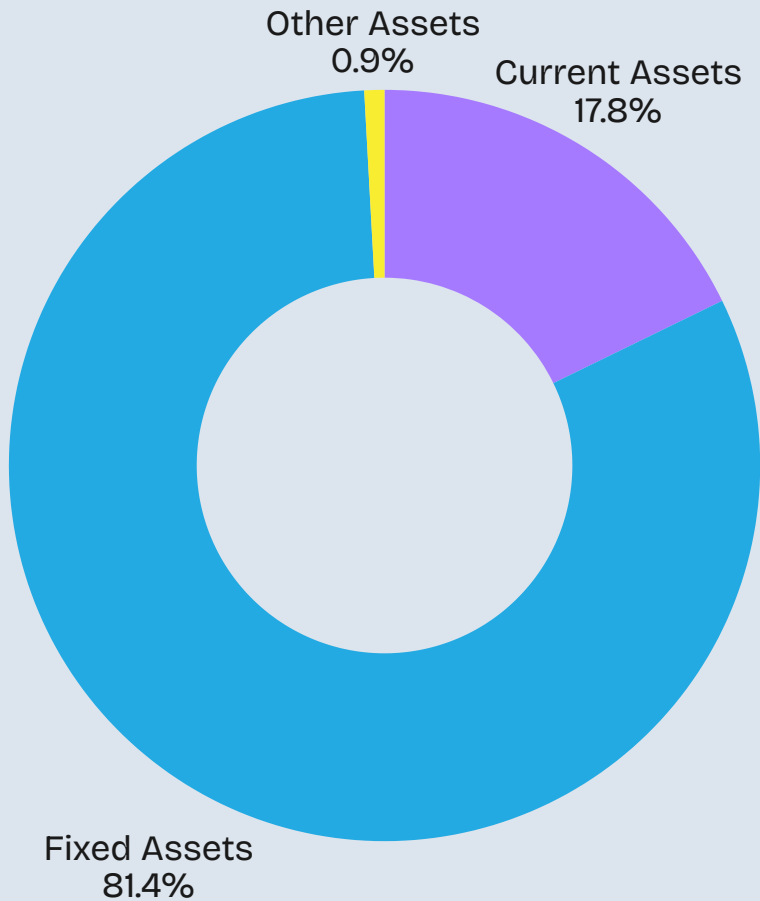
This began with a partnership with Volunteers of America Colorado (VOA) who utilized the motels from October 2023 through May 2025 to house families while their Theodora Family Motel was under construction. In that time, the Westerner and Sand & Sage housed 450 individuals looking for stability and a path forward. As the work completed on the Theodora Family Motel and VOA transitioned families there, The Fax found another partner to continue the positive effects of the properties: The City and County of Denver, specifically Denver's Department of Public Health & Environment, and the Roads to Recovery program, a mayoral initiative aiming to connect people struggling with addiction or mental health to a coordinated system of care.

With the opportunity to continue using the properties as a net good not only for East Colfax but the city of Denver as a whole, The Fax worked to assume the management of the shelters. The first steps included upgrades to the existing rooms by installing Energy Star Certified fridges, replacing all lighting with LED fixtures, and reducing energy waste by improving insulation and upgrading many of the heating and cooling units. The extensive turnover culminated in a volunteer day in collaboration with Comcast, who sent an enthusiastic group of employees to help apply the finishing touches to every room including a new coat of paint and heat-control window treatments. From then through the rest of 2025, the EDO worked to implement best practices, including walking through other shelters in Denver to learn first-hand how best to serve a high-needs population. Shelter staff were hired to provide around-the-clock property oversight and in October, The Fax hired Nicole Rice-Collins as Shelter Director. Nicole brings decades of shelter experience as well as a familiarity with the neighborhood, having previously worked at the Valor on The Fax (7900 E Colfax Ave.) which offers supportive housing for those with traumatic brain injuries.

# FINANCIALS: 2025 BALANCE SHEET

## Assets

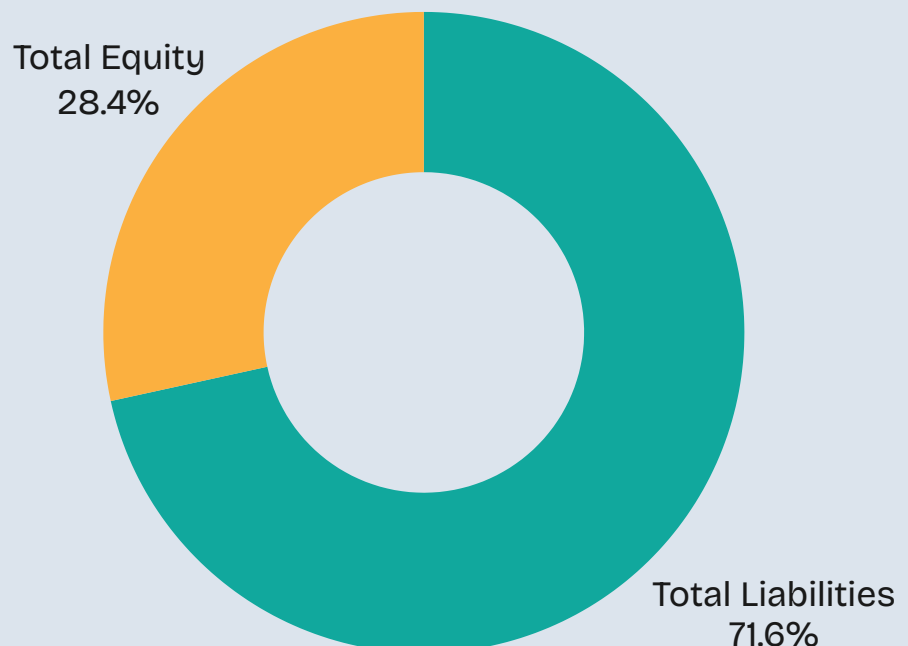
Total Assets: \$5,186,172



Assets	Amount
Current Assets	\$921,897
Fixed Assets	\$4,219,468
Other Assets	\$44,807

## Liabilities/Equity

Total Liabilities and Equity: \$5,186,172

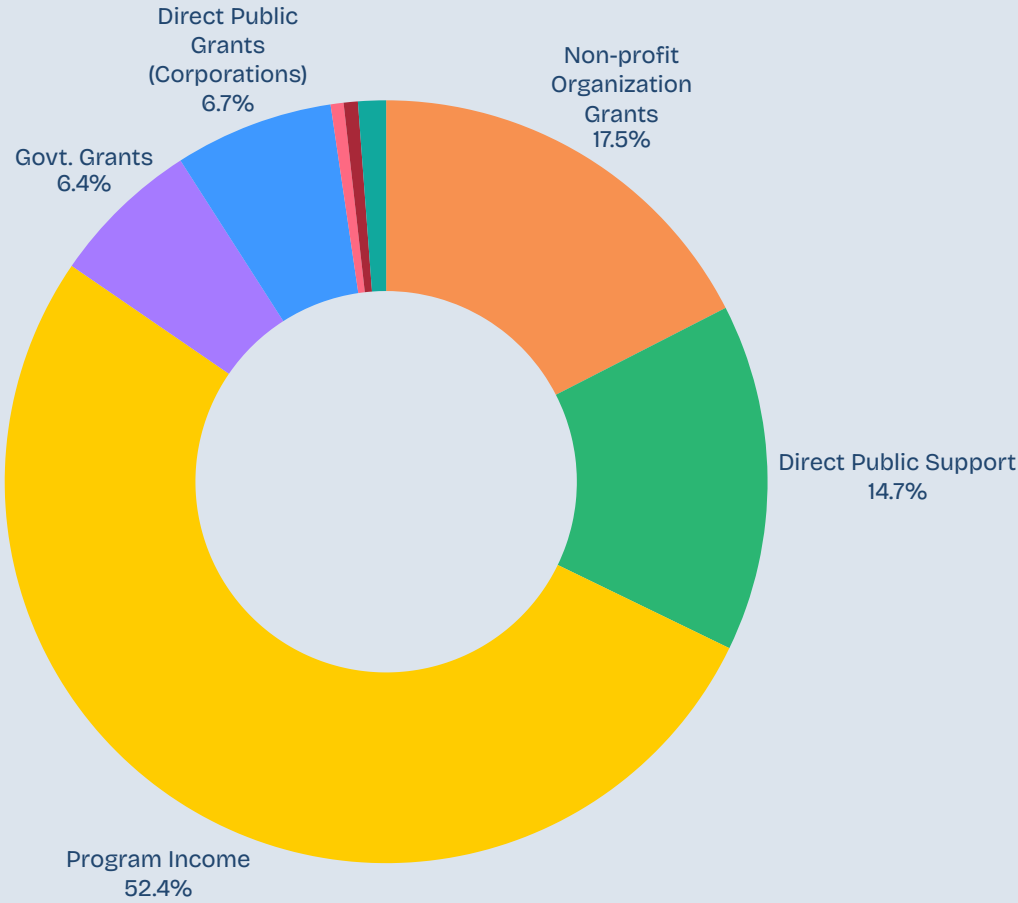


Liabilities/Equity	Amount
Total Liabilities	\$3,711,574
Total Equity	\$1,474,597

# FINANCIALS: 2025 STATEMENT OF ACTIVITIES

## Income

Total Income: \$1,320,025

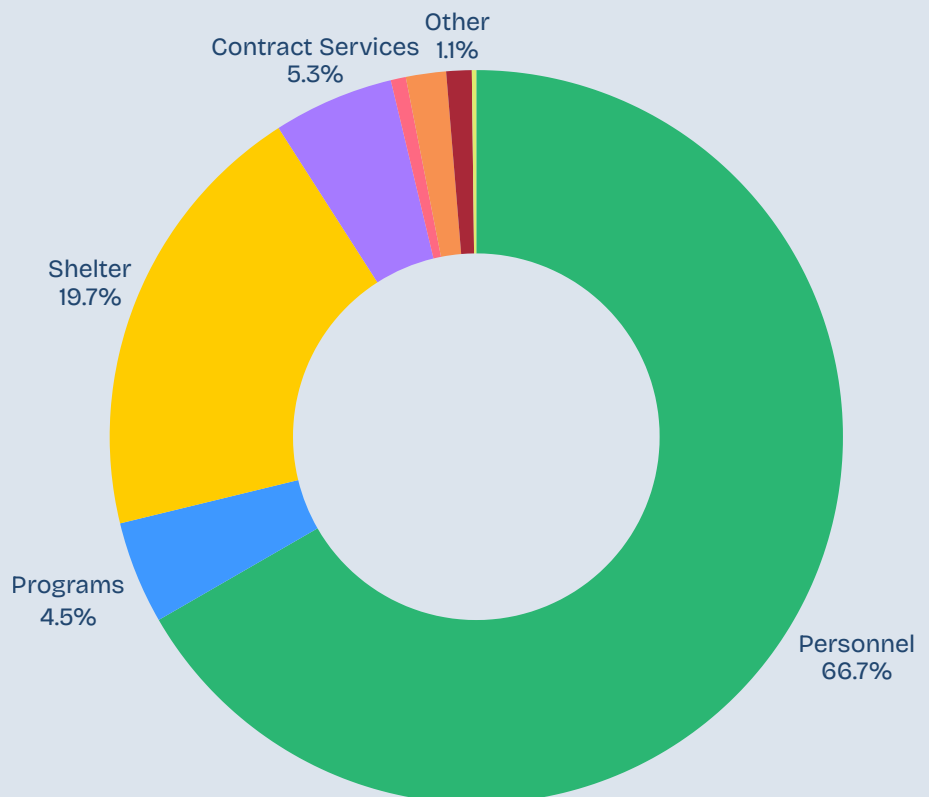


Income Source	Amount
Non-profit Organization Grants	\$232,162
Direct Public Support	\$195,608
Program Income	\$696,267
Government Grants	\$84,531
Direct Public Grants (Corporations)	\$89,500
Investment/Other Income	\$7,300
Special Events Income	\$7,968
Shelter Income	\$15,701

Expense Source	Amount
Personnel	\$897,298
Programs	\$60,967
Shelter	\$265,556
Contract Services	\$71,567
Operations	\$8,955
Facilities and Equipment	\$23,826
Other	\$15,054
Travel and Meetings	\$2,628

## Expenses

Total Expenses: \$1363,646



# THE FAX BOARD

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## THE FAX STAFF

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AMY BERES, DIRECTOR OF PROGRAMS

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ALEJANDRA MUNOZ, BUSINESS SUPPORT OFFICE MANAGER

JOHN FELD, COMMUNICATIONS AND SPECIAL PROJECTS MANAGER

ZACH ZINICOLA, EQUITABLE DEVELOPMENT MANAGER



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[THEFAXDENVER.COM](http://THEFAXDENVER.COM)

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