



*Stable. Safe. Supportive... for 20 Years.*

## 2011 Annual Report



*BUILDING  
FIRM*

*FOUNDATIONS*

*BY PROVIDING THE MOST BASIC  
OF HUMAN NEEDS:  
SHELTER. SECURITY. STABILITY*



Dear Friends and Supporters of Greccio Housing:

At the end of each year, it is common to reflect on our successes, changes, and challenges, and to provide a summary of how we have performed. Indeed, during a year of change, we have persevered and grown. But as stakeholders in Greccio, you have been a part of that journey and know well the course of the last year.

So instead of recalling all that has changed, let us instead remain focused on what has remained the same; the persistent and growing need to provide stable, safe, and supportive housing for the low-income members of our community, and our commitment to offering the services and opportunities to help our residents enhance and improve their lives.

The Great Recession has been declared 'over,' but the impact and consequences of the last 5 years have not abated. Salaries are stagnant, unemployment won't seem to budge, and unrecognized inflation is taking an increasing toll on those whom we serve. The challenges are greater than ever.

Therefore, our commitment and dedication to our mission must also be stronger than ever, and must outpace the challenges faced by our residents. Our team of Board members, staff, donors, volunteers, and community partners has contributed greatly to the successes of 2011. We have stabilized expenses through the consolidation of 9 mortgages into a long-term bond. New managers and staff have joined existing leaders to take an already incredible team into an even brighter future. New donors and stakeholders have joined in our mission, bringing diversity, energy, and strength to the organization. And we have found a new footing in the Resident Enrichment Program that is producing measurable outcomes, and is changing residents' lives in dramatic ways.

We will not be satisfied until every individual, child, and family have a safe and warm place to call home. And even then, our work will continue so that they remain stable and supported, whether in their daily challenges or as they reach for their dreams.

We take on the new year with the unshakable knowledge that a small group of dedicated individuals can change the world, and as the saying goes, "that's the only thing that ever has."

With much gratitude for your support,



Lee Patke  
Executive Director



Board President Tamrin Apaydin  
and Executive Director Lee Patke

The mission of  
Greccio Housing is  
to provide stable,  
safe, affordable  
housing, and to  
create supportive  
opportunities and  
services to  
enhance their  
individual growth.

## Greccio Housing Board of Directors 2010-2011

Tamrin Apaydin - President

Chris Nervig - Vice President

Bart Givens - Secretary

Terry Darby - Treasurer

Jack Hood - Assistant Secretary

Christopher Eldredge

J.B. Hentges

Jerry Knauf

Barbara Peterson

Carl Smith

Robert Willson

Lee Patke - Executive Director

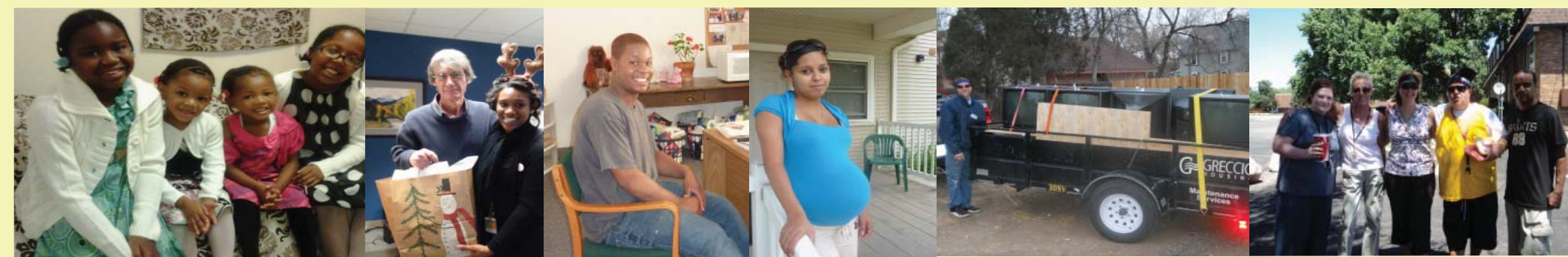
# Greccio Housing Year in Review

## Affordable Housing Program

Greccio's Affordable Housing Program is composed of 14 owned properties and 3 managed properties, with a total of 351 apartment units. Units range from efficiencies to 3-bedrooms and serve singles and families. In fiscal year 2010-11 Greccio Housing served over 800 individuals through affordable housing, providing low-income community members the most basic of human needs...shelter and protection from the elements. Greccio's properties are situated throughout the central portion of Colorado Springs, providing access to affordable housing for most community members.

In January 2011, Greccio performed health and welfare inspections at all 351 apartments. These inspections are just one of the many Greccio services that set us apart from other property managers. Greccio makes needed repairs, focusing on resident safety, and listens to residents regarding property improvements. This year we also focused on updating landscaping, exterior painting, and

Greccio continues to provide ten units for chronically homeless individuals through a grant from HUD. This program has helped 30 homeless individuals to live in a safe home, giving them a warm and stable place from where they can rebuild their lives.



## Resident Enrichment Program

The Resident Enrichment Program provides supportive services for all of Greccio's residents. These services help residents to become self-sufficient while also preventing the threat of homelessness. The REP grew like crazy over the past year! The REP added many new services, to include one-on-one budgeting counseling and monthly visits from the Resident Enrichment Manager (REM). Greccio's new REM now meets with all new residents, getting to know their barriers to success and helping them with any and all issues that are preventing them from leading successful and productive lives.

Greccio's new Financial Assistance Program provides financial aide to residents faced with the threat of homelessness. This program prevented the eviction of 25 families over the past year, keeping families stable, children in school, and helping these families to succeed.

Greccio's Adopt-a-Family Program served 83 families during the holiday season, providing gifts and food for Greccio's families during the holidays.

Greccio delivered 162 welcome baskets to new residents during the year. These baskets contain household items needed upon arrival, such as household cleaners, soap, and toilet paper. Greccio is always in need of these types of donated items.

# Greccio Housing Financial Overview

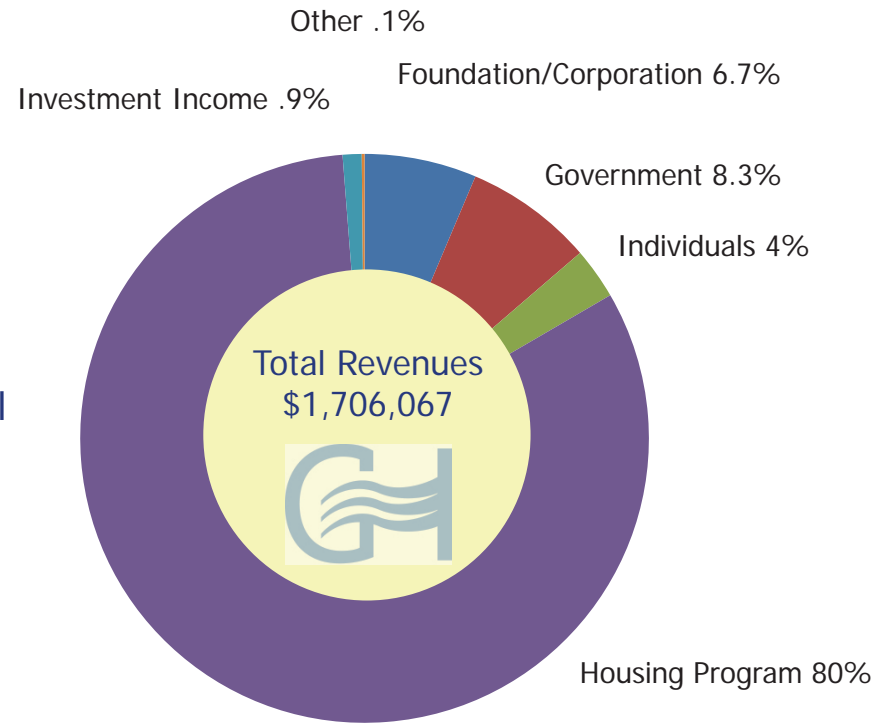
<b>Assets</b>	<b>2011</b>	<b>2010</b>
Cash	\$ 389,679	\$ 468,469
Investments	52,809	62,092
Accounts Receivable	33,157	39,885
Pledges & Grants	5,000	15,000
Prepaid Expenses	83,927	84,252
Inventory	26,704	27,673
Property & Equipment	7,396,39	7,350,436
Other	102,433	0
<b>Total Assets</b>	<b>\$ 8,090,103</b>	<b>\$ 8,429,798</b>

## **Liabilities**

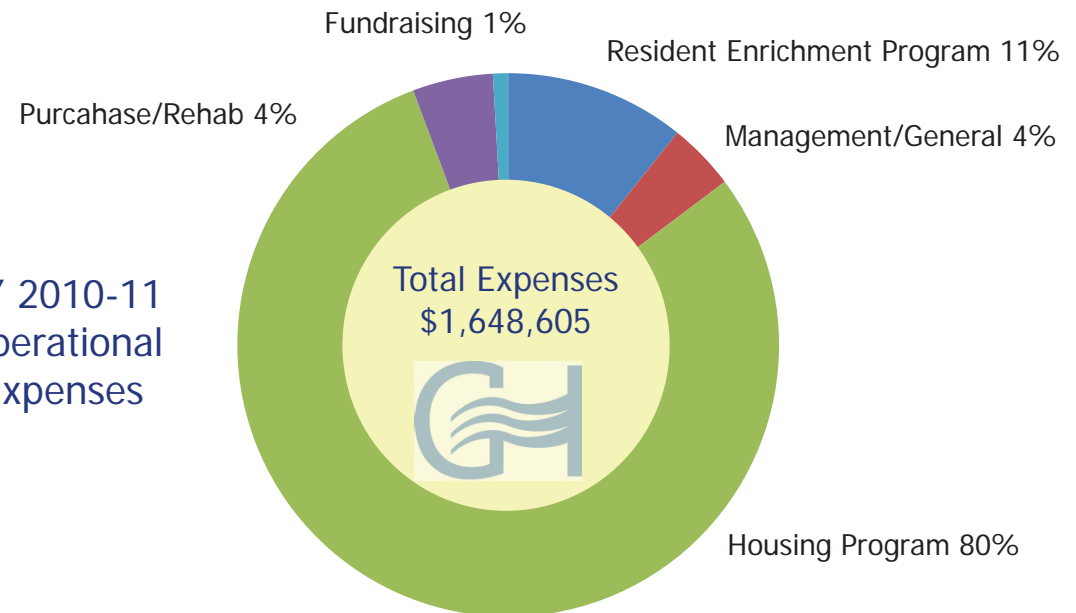
Notes Payable	\$ 3,663,771	\$ 6,290,276
Bonds Payable	2,612,302	0
Conditional Grants*	1,530,045	1,520,295
Lines of Credit	26,993	0
Accounts Payable	103,469	136,017
Accrued Expenses	57,319	61,407
Security Deposits	88,858	78,951
Deferred Revenue	18,051	11,610
Derivative Financial Inst.	134,936	0
<b>Total Liabilities</b>	<b>\$ 8,098,556</b>	<b>\$ 7,500,366</b>

\* conditional grants are non-serviceable debts that become income when operational timelines are met, but must be listed here as a liability

FY 2010-11  
Operational  
Revenues



FY 2010-11  
Operational  
Expenses



Expenses do not include depreciation of \$375,951

## Claudia Deats-Rodgers Donor Society



<i>Deats-Rodgers</i>	<i>\$5,000</i>
<i>Griffin</i>	<i>\$4,000</i>
<i>Hentges</i>	<i>\$3,000</i>
<i>Pearring</i>	<i>\$2,000</i>
<i>Woodford</i>	<i>\$1,000</i>

## Greccio Housing Donor Society 2010-2011

### Deats-Rodgers Donor Level

Anna K. Ackerman Trust  
 Colorado Springs Utilities  
 Joseph Henry Edmondson Foundation  
 El Pomar Foundation  
 A.V. Hunter Trust  
 Gary Loo  
 Pikes Peak Community Foundation  
 SC Ministry Foundation  
 Wells Fargo Bank  
 Joe & Linda Woodford  
 Woodford Manufacturing Charities

### Hentges Donor Level

Marson Foundation  
 US Bank Foundation

### Pearring Donor Level

Paul & Sharon Bechter  
 First Presbyterian Church  
 Bette Large  
 Carl & Laine Smith  
 Rich & Jan Strycker  
 USAA Foundation

## Donations under \$1,000

All Souls Unitarian Church  
 Sheri Bauers  
 Dustin Bench  
 Sarah Bender  
 Rebecca Berson  
 Dan Boedligheimer  
 Jordan Bridwell  
 Fotios Burtzos  
 James & Paula Carole  
 Phyllis Clark  
 Classic Homes  
 Terry & Susan Darby  
 Stephanie DiCenzo & Kent Borges  
 Neil & Margaret Disque  
 Donald Dunn  
 Chris & Maren Eldredge  
 Ellen Elliot  
 Richard Fernandez  
 Anaya Foley  
 John Fuller  
 Matt & Jill Gaebler  
 Bart & Jeannette Givens  
 Angie Glass  
 John & Diane Griffin  
 Helen Gryboski

Lorie Herlea  
 Jack & Brenda Hood  
 Joanne Katnik  
 Ashley Kay  
 James & Eileen Kin  
 Jerry & Kathy Knauf  
 Charles Knoeckel  
 Elizabeth Kochis  
 Mark Konecny & Bette Lutes-  
 Konecny  
 Susan Langstaff  
 Vickie Laughlin  
 PJ LeBaron  
 Christine Livingston  
 Gail Luckett  
 Robert MacDonald  
 William Marbaker  
 Justin Macdonald  
 Rod & Peggy Morsheck  
 Ginger Munoz  
 Kelly Muse  
 Paul & Chris Nervig  
 Marty & Betty Olsen  
 On the Go Cellular  
 Our Lady of the Pines

Lee & Laura Patke  
 Susan Pattee  
 Jon & Carol Patten  
 Curtis & Nancy Payne  
 Jessica Pederson  
 Val Przychodzin  
 Linda Pulman  
 Virginia & Thomas Rich  
 Carrie Richardson  
 William Robers  
 Martha Rosenau  
 Carl & Debbie Schueler  
 Sisters of St. Francis  
 Richard & Catherine Skiles  
 Donald & Marsha Smith  
 St. Gabriel the Archangel Catholic  
 Church  
 Frank Stampf  
 Mark & Pat Stanforth  
 Superior Cleaners  
 Cory Sutela  
 Janet Tanner  
 The Leighty Foundation  
 Jacqueline Wiedman  
 Robert & Bari Willson

### Woodford Donor Level

AC Garstang  
 Michael & Susanne Anselmi  
 Bike & Build Inc.  
 CARHOF  
 Diocese of Colorado Springs  
 ENT Federal Credit Union  
 First Congregational Church  
 Sandra Guenther  
 Mabel Horrigan Foundation  
 Kathy Loo  
 Kaiser Permanente  
 William & Betty Osborne Trust  
 Perkins Dodge  
 Sparks, Willson, Borges, Brandt &  
 Johnson, P.C.



*Stable. Safe. Supportive... for 20 Years.*

1808 W. Colorado Avenue  
Colorado Springs, CO 80904  
719-475-1422      [www.greccio.org](http://www.greccio.org)

Providing our residents opportunities today for a better life tomorrow.