

Greccio Housing has been providing safe, stable, and affordable housing for low-income individuals and families for almost 20 years. We have helped thousands of people in need, giving them the assistance they need to become successful community members.

### Affordable Housing Program

Greccio owns 14 apartment properties, with 245 units. Greccio also manages to other properties with 92 units, bringing our total owned and managed apartment to 337. During the past year, we purchased two new properties, Citadel Arms and Bentley Commons. With these purchases, Greccio expanded its mission to begin providing housing for the chronically homeless. During 2009 we served over 600 individuals and families, bringing many off the street or out of a sub-standard or transitional housing, or a dangerous living environment.

During the past year, Greccio made numerous property improvements to include making several properties much more energy efficient, replacing old, inefficient windows, providing additional security measures such as video surveillance systems and stronger doors, and upgrading kitchen appliances. These improvements strengthen the safety net we provide for our residents and remind them that we care about their safety and living environment.

### Resident Enrichment Program

In 2002 Greccio established its Resident Enrichment Program with the goal of helping residents by providing and coordinating a wide range of supportive services that will promote their stability, self-sufficiency, independence, and assimilation into the broader community. Core services include emergency financial assistance for rent and utility delinquencies to avoid eviction, crisis resolution, information and referral to community resources, financial literacy services, employment related services, and academic enrichment. We support our residents by listening, sharing our resources, and caring about their well-being.



Greccio's Resident Council awards an annual scholarship to a Greccio Housing resident.

Greccio's mission is to provide stable, safe, affordable housing, and to create supportive opportunities and services for our residents to enhance their individual growth.



## Greccio Housing's Board of Directors 2008-2009

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Stable. Safe. Supportive.

Greccio Housing  
1808 W. Colorado Avenue  
Colorado Springs, CO 80904  
(719)-475-1422  
www.greccio.org



Providing our residents opportunities today for a better life tomorrow.



Greccio held its first Energy Efficiency Day at its North Weber property.



Greccio residents enjoyed a special trip to the circus and an elephant ride.

## Greccio Housing 2009 Annual Report



Residents plan and run a yearly yard sale that funds a resident scholarship.



There was face painting and balloons at Greccio's annual Resident Picnic.

Providing our residents opportunities today for a better life tomorrow.

# Greccio Housing Major Donors August 1, 2008- July 31, 2009

Academy Bank  
Agilent Technologies  
Anschutz Family Foundation  
Michael & Susanne Anselmi  
Tammy Apaydin & Chad Stevens  
Ave Maria Catholic Church  
Mr. & Mrs. Greg Baron  
Paul & Sharon Bechter  
Marilyn Bosenbecker  
Jim & Theresa Browne  
James & Paula Carole  
City of Colorado Springs  
Classic Homes  
Colorado Springs Utilities  
Combined Federal Campaign  
KC Converse  
Terry & Susan Darby  
Diocese of Colorado Springs  
Neil & Margaret Disque  
Robert & Michelle Doerfler  
Donald Dunn  
M Dolora Dyer  
Eastern Star Women's Group  
Joseph Henry Edmondson Fnd.  
Engineering Systems Inc.  
Moene Feliciano  
First Congregational Church  
First Presbyterian Church  
Bart & Jeanette Givens  
Governor's Energy Office  
David Gray  
Andrea Griffin  
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Royce & Susan Henderson  
A.V. Hunter Trust  
Jack & Brenda Hood  
Infinity Land Corporation  
Carl & Carrie Mae Joslyn Trust  
Jerry & Kathy Knauf  
Mark Konecny & Bette Lutes-Konecny

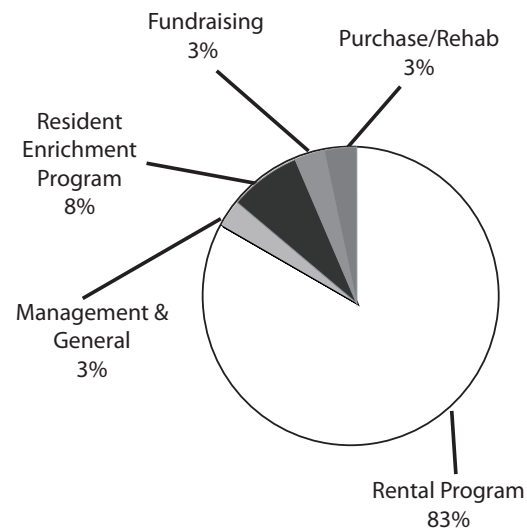
Lamar Outdoor Advertising  
The London Real Estate Group  
Gary Loo  
Katherine Loo  
Lowe's Home Improvement Warehouse  
Gail Luckett  
Marson Foundation  
Milo & Patricia Messner  
Gene & Sally Mills  
Mabel Horrigan Foundation  
Rod & Peggy Morscheck  
Myron Stratton Home Grants Program  
Northrop Grumman  
Old Town Bike Shop  
Barbara Peterson  
Claudia & Forrest Rodgers  
Eileen Rogers  
Lisa Runyan  
SC Ministry Foundation  
James & Nancy Schumacher  
Jane Sheffer  
John Slattery  
Carl & Laine Smith  
Donald & Marsha Smith  
Therese Sortor  
Sparks, Willson, Borges, Brandt & Johnson  
Patricia & Mark Stanforth  
STORServer, Inc  
John & Joan Stretcher  
Rich & Jan Strycker  
US Bank  
Mary Waigand  
Walmart  
Wells Fargo Bank  
Robert & Bari Willson  
Woodford Manufacturing Charities, Inc.

Assets	2009	2008
Cash	\$ 252,277	\$ 228,178
Investments	67,164	75,296
Accounts & Grants	127,538	59,014
Prepaid Expenses	99,433	90,230
Inventory	16,961	22,047
Property & Equipment	7,350,436	5,286,789
Other	37,500	44,455
	<u>\$ 7,951,309</u>	<u>\$ 5,806,009</u>

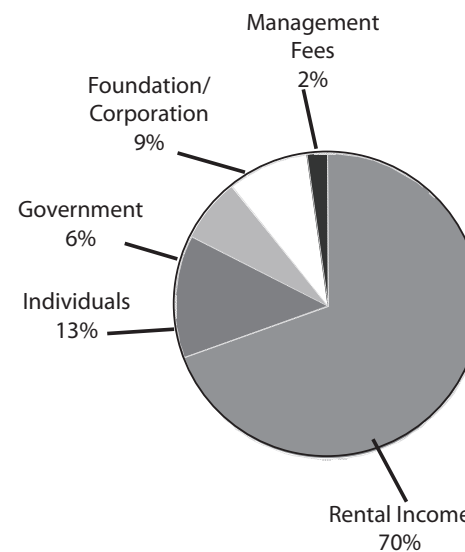
Liabilities	2009	2008
Notes Payable	\$ 6,409,376	\$ 4,186,828
Conditional Grants	821,956	821,956
Lines of Credit	37,000	10,000
Accounts Payable	72,132	14,745
Accrued Expenses	34,527	24,932
Deposits	71,653	53,813
Deferred Revenue	53,722	27,189
	<u>\$ 7,500,366</u>	<u>\$ 5,139,463</u>

## Greccio Housing Balance Sheet Fiscal Year Ended July 31, 2009

### Expenses



### Income



The need for affordable apartment rental housing in Colorado Springs has perhaps never been greater than it is now. By most statistical measurements that impact low to moderate income folks in our community – it's tough out there. Tough to find a job, let alone keep one. Challenging to pay for health care. Hard to put food on the table. Keeping rent current is a constant battle. And with city services facing the chopping block, including public transportation, life is filled with difficult choices for many Greccio residents.

If you're expecting a sad letter, we're about to disappoint you because thanks to the hard work and perseverance of Greccio's Board, staff, stakeholders, and residents amazing things have happened during the past year. During the past twelve months we have nearly doubled the number of apartment units we own or manage for other affordable housing partners; we have nearly doubled the population we serve to approximately 550, including more than 150 children.

None of this would have been possible without the contributions of all of you who are a part of Greccio Housing. Whether you support us financially, as volunteers, as stakeholders, as residents, as partners – all of you are integral parts of our journey to become all we can be in fulfilling our mission of providing stable, safe supportive housing for our residents...now, more than ever before. Thank you!

Jerry Knauf, Board President

Rich Strycker, Executive Director

