

# GRECCIO HOUSING

*Stable. Safe. Supportive.*

## ANNUAL REPORT

2022 - 2023



# Greccio Housing

## 2022-2023 Annual Report

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# A Letter from our Executive Director

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Greccio was founded as a community organization. We rely on our community for fundraising, partnerships, and guidance. We serve our community by providing affordable housing for individuals and families, stability for a ready workforce, safety and resources for those on fixed incomes, and as an advocate for those in need of voice and action during a time of great challenges.

The stories and information in this report represent the mechanics of our work – the finances, outreach, and impact of Greccio. You're sure to be pleased and have increased confidence in Greccio as you read the anecdotes and financial summaries. Critical to those successes are the internal teams that accomplish the mission; our staff team, volunteers, Board members, and Emeritus group.



**Lee Patke, Executive Director**

Our staff team works in several broad areas. Property management consists of leasing, records and compliance, and maintenance, as well as Greccio Commercial R.E.S., a subsidiary to oversee management of properties owned by third parties. Resident Resources include resident advocates, volunteers, communications, and fundraising. Business functions are carried out by an outstanding accounting team, and capital improvements are under the direction of a senior project manager. It's often said that we work to earn a paycheck, but we work for Greccio because of the mission. Our team of diverse experts and skillsets combine to execute that mission in a way that is heart-driven for our residents and with a professional and functional business approach. The outcomes of the marriage of business and mission are similar to the combination of affordable rents and supportive services for residents – when done well, the outcomes are incredible.

Similarly, Greccio's Board of Directors is as diverse and complementary as the staff team. The Board consists of 12-15 members with expertise in unique and closely related industries. We are currently represented by dedicated professionals in the areas of housing development, banking, accounting, real estate, law, construction, human services, education, government, and community representatives who have lived experiences similar to those we serve. They are leaders in the broader community and businesses, commit their time and knowledge for the good of Greccio, and frequently become friends due to their common interests and motivations. They are wise, vocal, generous, and trusted stewards of the organization. Board members often commit 9 years and sometimes more to Greccio.

Greccio also has an Emeritus Group. By Board invitation only, it is made up of honored former Board members and former employees who made a significant impact on Greccio and its residents. Emeritus members provide a wealth of historical knowledge and institutional memory from which we draw in order to overcome challenges or plan for the future. They are revered as Greccio royalty, though their humility and approachability would never lead one to believe it. Because they have been in the trenches of the mission for so long, they are often bound by close friendships and a common interest, to support Greccio's ongoing impact and success.

There are many others who make up Greccio – too many to call out individually. To our many donors, volunteers, residents, community partners, government counterparts, and the spouses and family who support us as we support the mission, we honor you as an important part of our community.

I invite you to analyze the data in this report and to learn about our impact and plans for the future. More importantly, I invite you to know and celebrate those who make Greccio so special, and to appreciate them for their considerable contributions. They are the heart and soul of Greccio.

# GROWTH & EXPANSION

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## Village at Solid Rock

We are thrilled to announce that The Village at Solid Rock began accepting interest list applications as of January 2023. This affordable housing complex, consisting of 77 units, is a joint venture between Commonwealth Development Corporation and Solid Rock Community Development Corporation. Greccio will manage the complex, which is set to open in early 2024.

The property is located in Southeast Colorado Springs, near Monterey Rd. and Circle Dr. It will offer 1-3 bedroom units, including accessible units on each floor, to individuals, couples, and families with modest incomes. The complex will boast common areas for activities, a fitness center, on-site management, a computer center, and full access to all of Greccio's Resident Resources and supportive services.



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## Bentley Commons

GPR Properties, comprised of Greccio Housing, Partners in Housing, and Rocky Mountain Community Land Trust, will expand their Bentley Commons Apartments from 24 to 192 units. The Colorado Housing and Finance Authority has granted State Affordable Housing Tax Credits to GPR Properties to expand the Bentley Commons Apartments.

The property has been operated by the three non-profit organizations, GPR Properties, since 2009. The expansion will include 168 new units across six buildings, renovation of the existing 24 units, and reconfiguration of the community center and outdoor recreation areas. The project will serve families with children, singles, veterans, and those in transitional housing units. The expansion will feature on-site leasing, maintenance, an internet café, and community space. The need for affordable housing continues to increase, and this expansion aims to address this challenge.



# Greccio Housing Receives 2023 Apartment Owner/Operator of the Year Award



We are humbled and grateful to accept the 2023 Apartment Owner/Operator of the Year award from the Apartment Association of Southern Colorado (AASC). Our sincerest thanks go out to the AASC and our entire network of supporters, partners, and friends who have helped us remain steadfast in our mission to provide secure, affordable housing in Colorado Springs for over three decades. We are especially honored to be the first affordable housing nonprofit recipient of this distinguished award.

**“I can tell you personally that Greccio is seen in the community as a leader in the affordable housing arena and one of, if not the top, affordable housing developers.” -Laura Nelson, Executive Director, AASC**

## Preservation Initiative

In 2020, Greccio Housing began a multi-year preservation effort and engaged a professional firm to assess 19 properties. Capital needs of about \$3.4 million have been budgeted for the Preservation Initiative, with the goal of completing all projects by 2024.



### Kittyhawk

Construction for an extensive exterior renovation and preservation project has begun at our Kittyhawk property. This project is possible due to generous grants from the City of Colorado Springs and the Colorado Springs Health Foundation.

### Bijou

At the Bijou Apartments, with assistance from a generous grant from the Colorado Springs Health Foundation, a large-scale preservation project is underway. The Bijou Apartments are the oldest in the Greccio portfolio, originally constructed in 1889. Exterior work includes the installation of new stucco over the existing aged siding, a complete exterior repaint, roof repairs, rain gutter repair and replacements, a new privacy fence, and the installation of a new, USPS-approved pedestal mailbox. The interior common corridors and stairs will receive a refresh and new paint. Lastly, the existing laundry room will be completely renovated with new flooring, paint, and lighting.

### Uintah Terrace & Plaza on Platte

With special thanks to Colorado Springs Utilities and Energy Outreach Colorado, we were able to install new high-efficiency boilers at both Uintah Terrace and Plaza on Platte.



# RESIDENT RESOURCES

At Greccio, we take a comprehensive approach to housing that includes offering a nexus combination of resources to our residents. Our goal is to help them achieve stability while working to find solutions for the affordable housing needs in our community. To achieve this, our Resident Resources team provides a range of programs and services.

## Food Security Resources



Greccio Housing believes that food security is a key component of health equity and security and our Resident Resource team is committed to ensuring that all residents have access to free food through our No-Cost Food Pantry, our partnership with Care and Share's Mobile Market, and through the state-funded program, Temporary Assistance for Needy Families (TANF). Our partners include Care and Share, Food to Power, Sprouts, Trader Joe's, Natural Grocers, and GoPuff.

### Residents served during the '22-'23 fiscal year:

#### Resident No-Cost Food Pantry

Average # of Households/month: 71.58  
Average # of individuals/month: 223.58

#### Mobile Market

Average # of Households/month: 53.25  
Average # of individuals/month: 139.5

#### TANF Program

May: 332 Individual served  
June: 418 Individuals served

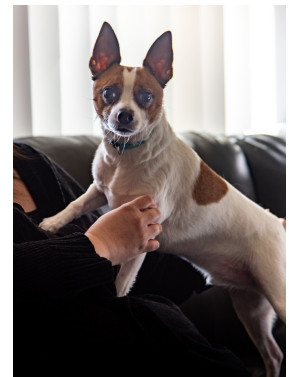
## Eviction Prevention Program

Greccio is able to provide the Eviction Protection Program thanks in large part to the Community Development Block Grant, the El Paso County Community Investment Grant, Pikes Peak United Way, USAA, and several other grants throughout the year. The Eviction Prevention Program is overseen by Greccio's Resident Resources team and is for residents experiencing a one-time life crisis. This program is an essential part of continuing to provide stable housing.

### EPP Success Story - Kari D.

Kari has been a resident of Greccio Housing since September 2018. She's had a good job as a Life Skills Trainer and a little terrier named Max who she adores. Kari's health unexpectedly took a bad turn early last year. Suddenly, very overwhelmed with doctors' visits, appointments with specialists, and life-saving medical procedures, Kari needed a little help.

One of Greccio's Resource Navigators assisted Kari with an application for the Eviction Prevention Program. Kari recalls them telling her "We got you covered" and feeling like a complete weight off her shoulders. Kari still has a long road of physical and occupational therapy ahead of her, but being able to take the time off work to seek these treatments without worrying about rent has given her the time needed to get better.



Kari and Max



# LEASING & MAINTENANCE

Greccio's affordable housing program is the primary focus of our business operation. With over 50% of our staff dedicated to maintaining our residents' needs, we take great care in ensuring that we have a top-notch leasing team.

Our leasing team's responsibilities involve guiding applicants through the eligibility process for affordable housing. This includes outlining the specific income requirements for each property.

We educate residents on their lease agreements and what is expected of renters to maintain their housing. An active waitlist is also maintained for all affordable housing properties. Additionally, the team ensures that we adhere strictly to the guidelines of the Fair Housing Act.

**"Greccio is truly a GIFT FROM GOD, as far as I'm concerned. I now have the nicest apartment I've EVER had, priced at a third of my income, which is unheard of in this town!"**

**Because of Greccio Housing, I don't have to choose between eating and paying rent anymore!"**

**- Jenna P.  
Greccio resident**

Occupancy Rate: approximately 96.99%

Total number of residents: 838

Families: 30%-40%

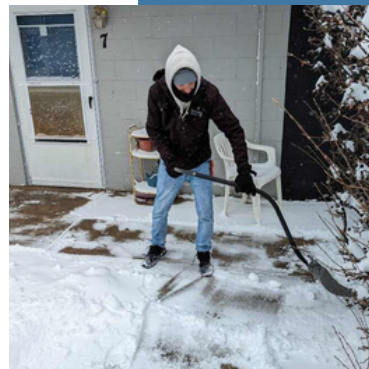
Seniors, age 62 and older: 207

*\*as of November 2023*

## The Maintenance Team: Greccio's "First Responders"

At Greccio, the Maintenance team is regarded as our very own "first responders." They're responsible for addressing any issues that may occur across our properties. From routine maintenance requests to unexpected emergencies, they are always ready to handle any situation.

Greccio's Maintenance team is made up of highly skilled and dedicated individuals who take great pride in their work. They are committed to ensuring that our properties are well-maintained and safe for residents. They work around the clock to ensure that any issues are addressed promptly and efficiently. At Greccio, we value the hard work and dedication of our Maintenance team and are grateful for all that they do to keep properties in top-notch condition.



## On August 13, 2023, Greccio Housing was devastated to learned of the loss of former Executive Director, Rich Strycker.

One of only three Executive Directors in our 33 years, Rich served Greccio's mission and its residents during a defining moment in our history. From 2003 to 2010 under his steady and sure hand, the strategy toward our portfolio was adjusted, property management functions were refined and marketed to other nonprofit affordable housing agencies, partnerships were developed and strengthened, and the Resident Enrichment Program deepened to effectively combine affordable rents with supportive services that together produce housing and family stability.

Much can be said about Rich's professional prowess, although he was never one to boast. The following testimonies are indicative of Rich's enduring impact.



### From Greccio founder, Claudia Deats-Rodgers:

In the early months of 2003 when I confirmed with the Greccio board and staff that I was really going to retire, there was one common question – Who Will Be The New Executive Director? I said that God had a big box with the right person, and when the time was right we would find out who was in there. From my perspective, I knew that Greccio at thirteen years was no longer a beginning or adolescent organization. It was growing and needed a new kind of leadership. It needed someone with a good business sense and background. It needed someone who was sensitive and caring but who was not afraid of progress. The right person in the box turned out to be Rich Strycker. Rich had untold personal gifts to bring to Greccio, its vision, and its mission.

My time with Rich was brief, but he was eager to absorb as much he could of Greccio's story. As I left through Greccio's front door for the last time, I could not have been more confident that Rich was indeed the person that God had sent for Greccio.

I personally will remember Rich's gentleness and respect along with his sly smile and laugh. Certainly, God's box contained the best for all of us.



Rich, Claudia, and Lee

### From current Executive Director, Lee Patke:

I was fortunate to spend several weeks working directly with Rich as he retired and I assumed the E.D. role, including a day on the golf course (one of many over the years) – his favorite sport. Rich's efforts were always to ensure our transition was seamless and that Greccio remained successful. Rich was the most unique and effective of leaders, his wisdom was often imparted by listening or questioning rather than lecturing. Quite literally, he made room for me after the first week by moving out of his office and completing his work for the next 2 weeks at a workstation for residents, so the team could experience and know that the mantle was being passed. It was uncomfortable but powerful. Rich was worthy of deep respect and affection. Every time Rich returned, he came with spirit in his voice, a vigorous handshake, and genuine enthusiasm for the people of Greccio and the success of our mission.



Rich and Greccio Board, 2006



## From former Board member, Tamrin Apaydin:

When I think about Rich, a sense of calm comes over me. He was kind, humble, funny, light-hearted, respectful, and compassionate; all of those incredible qualities mixed with business savvy and smarts. Rich was hired during a tumultuous time for the organization as it transitioned from the founder's passion and vision to a sustainable and stable, but mission-driven, nonprofit business. He took on the position with such grace and care. His patience seemed unlimited as he persuaded both internal and external partners to respect what had gone before him but also to look to the future with an open mind. Rich was everyone's supporter and cheerleader! I grew professionally and personally and will always consider him one of my dearest mentors.



## From former Board member and close friend, Bart Givens:

Rich was a true Servant Leader. He was humble, authentic, empathetic, and compassionate. He exemplified and instilled these values in the organization as well as in his personal and professional relationships. He touched and inspired countless lives and I am fortunate to be one of those, and am a better person because of him. I am honored to have had Rich as a loyal friend. Being a man of Faith, Rich was the perfect successor to the founder of Greccio, Claudia Deats-Rogers. He not only established much of the business structure and foundation on which the organization operates today, but perhaps more importantly, he honored and continued Claudia's legacy of compassionate leadership, trust in God, and the legacy of St. Francis of Assisi, taking the organization to another level. Under his Servant Leadership, Greccio became recognized as a leader of affordable housing in Colorado Springs and indeed, in the State of Colorado.

Bart also offered this, by Georg Fabricius: "Death comes to all, But great achievements build a monument Which shall endure until the sun grows cold."

## From Rich's wife, Jan, and their family:

Rich was a man of many talents and abilities and over the years he worked in a variety of positions as a leader and entrepreneur. At the peak of his career was Greccio, where he had his finest accomplishments and enjoyment. Rich was honored to step up to lead Greccio. He was also in awe of Claudia Deats(-Rodgers) who had dreamed Greccio into existence and arduously brought it to the forefront in Colorado Springs. Rich had very big shoes but he knew filling Claudia's small ones would be no easy task. With his business background to move him along he was blessed with a board that encouraged and supported him and a staff that was up to the task to help Greccio grow. A former staff member recently wrote to me in a sympathy card that Rich's leadership style was one of kindness and patience. He was an inspiration to others not only in their work life but in their personal lives as well. Rich was also a contributor to the life of Greccio but even more, Greccio was a true asset in his life and the life of his family.



**Rich and Jan**

**Rich was universally loved and respected. He had an enduring impact on Greccio Housing and the lives of those he touched. Our hearts are with his family, and we will miss him greatly.**

# FINANCIAL STATEMENT

## Revenue & Support

Rental Property Management and Development .....	3,573,986	73%
Contributions & Grants .....	1,218,178	25%
Other Income .....	88,636	2%
<b>Total Revenue &amp; Support .....</b>	<b>4,880,800</b>	<b>100.0%</b>

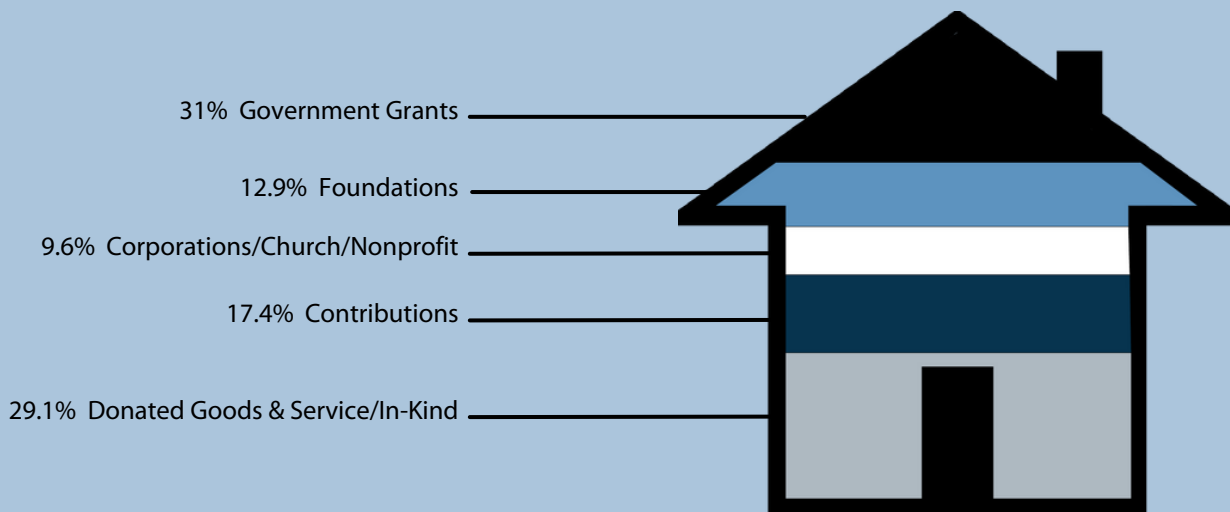
## Expenses

Program Services:		
Rental & Property Management .....	3,483,811	74%
Resident Resources .....	229,935	5%
Purchase & Rehabilitation .....	588,738	12%
<b>Total Program Services .....</b>	<b>4,302,484</b>	<b>91%</b>
General & Administrative .....	335,985	7%
Fundraising .....	98,709	2%
<b>Total Expenses .....</b>	<b>4,737,178</b>	<b>100%</b>

Change in Net Assets .....	143,622
Net Assets, Beginning of the Year .....	3,016,758
<b>Net Assets, End of the Year .....</b>	<b>3,304,002</b>

## Funding Sources of Contributions and Grants

Government Grants .....	378,087
Foundations .....	156,778
Corporations/ Church/ Nonprofit .....	116,108
Contributions .....	212,467
Donated Goods & Services/ In-Kind .....	354,738
<b>Total .....</b>	<b>1,218,178</b>



To view our full Auditor's Report, visit [greccio.org/financial-information](http://greccio.org/financial-information)



# MAJOR DONATIONS AND GRANT FUNDING

## \$10,000+

Woodford Manufacturing Charities  
Employees at Woodford Manufacturing  
Dan and Jodie Boedigheimer  
Apartment Association of Southern Colorado

## \$5,000-\$9,999

Carol Overby  
Chris and Paul Nervig  
Community First Foundation  
Alan Severn  
George and Cynthia Edie

## \$1,000-\$4,999

Tammy Apaydin and Chad Stevens  
Art C. Klein Construction  
James Barry  
Aaron and Andrea Boyles  
Classic Corporate  
First Presbyterian Church  
Patrick and Deborah Galaska  
John and Deborah Goodale

Linn and Nora Gustafson  
Braden Hammond  
Michael Heritage  
John Lundberg  
Diane Miller  
Tom and Sue Neill  
John Osborn  
Lee and Laura Patke

Pikes Peak Kiwanis Club  
Michele Saad  
Carl Schueler and Debra Van Orden  
Schwab Charitable  
Marsha and Don Smith  
Gregory and Margaret Snodgrass  
Thomas Titsworth  
Robert Willson

## FOUNDATION & GOVERNMENT GRANTS

Greccio Housing received more than \$530,550 in foundation and government grants to support our work.

Anschutz Foundation - \$20,000  
City of Colorado Springs (CDBG) - \$100,000  
Colorado Realtor Foundation - \$10,000  
Colorado Springs Health Foundation - \$235,000  
Colorado Springs Utilities - \$27,250  
El Paso County Community Investment Fund - \$10,000  
El Pomar Foundation - \$5,000  
InAsMuch Foundation - \$50,000  
Joseph Henry Edmondson Foundation - \$11,000  
Luther T. McCauley Trust - \$20,000  
Mabel Horrigan Foundation - \$1,000  
Marson Foundation - \$2,500

Myron Stratton Foundation - \$10,000  
Pikes Peak United Way - \$13,800  
USAA - \$10,000  
Virginia W. Hill Foundation - \$5,000



Pikes Peak United Way check presentation



# VOLUNTEER SPOTLIGHT

As a nonprofit, we never have a shortage of projects that need to be completed. Luckily, we have a great group of dedicated volunteers that always come through for us. This year, our volunteers knocked it out of the park for Greccio Housing and we are so grateful to every individual and group that dedicated their time to our mission. Thank you!



Combined total of 570 volunteer hours this year



- No-Cost Food Pantry
- Budget Assistance
- Grab N Go Libraries
- Community Gardens
- Development Events
- Cooking Classes



Meet Don! He has been an enthusiastic Greccio volunteer since starting with us in May 2023, Don has gone all in at our Resident No-Cost Food Pantry, sorting through donations, packing boxes, and helping people out wherever he can. He has quickly developed into a leader amongst the volunteers, recruiting his wife and VFW friends, and training newcomers, all with his signature sense of humor, high spirits, and boundless energy. Don has been a consistent Pantry volunteer since starting with us and has even taken on extra weekly donation pick-ups from Sprouts. Don says, "he's here to give back. As retirees, we've got to stay busy and give back where possible."



"The best place for housing. They care about people and help in every way possible they saved me from the streets of homelessness."

-Daisha R.

Greccio resident

# OUR "WHY"

Our community has acknowledged that we are facing a crisis regarding the accessibility of affordable and attainable housing. Colorado Springs is an in-demand location and has been experiencing one of the most rapid rates of growth in the United States. Unfortunately, this has also led to it becoming one of the most costly places to reside.

For 33 years now, Greccio has provided solutions. In 1990, Greccio Housing's founder, Claudia Deats-Rogers, had a dream of improving the quality of life for people who struggled to find a safe and stable home. She witnessed the need and dared to meet it. Greccio's first property, a Victorian house at 321 North Weber Street, opened to 9 residents in need of an affordable place to call home. In 2023, Greccio has grown from those 9 apartment units at a single property to 676 apartments at 26 properties throughout Colorado Springs. Greccio is currently providing stable, safe, and affordable housing for nearly 1,000 residents in our community.

**Greccio Housing's mission is to provide stable, safe, affordable housing, to offer resources for residents to achieve stability, and to promote solutions to the affordable housing needs of our community.**

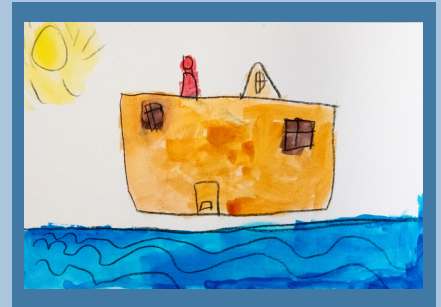
## Greccio's Housing Program: Affordable Living for All

To secure a 12-month lease on an apartment that fits their income category of 30-80% Area Median Income (AMI), residents go through a significant approval process. In Colorado Springs, the current AMI (updated annually) for a family of four is \$92,100, while a single individual is approximately \$64,500. It's worth noting that more than 4/5 of Greccio's residents earn 50% or less of AMI.

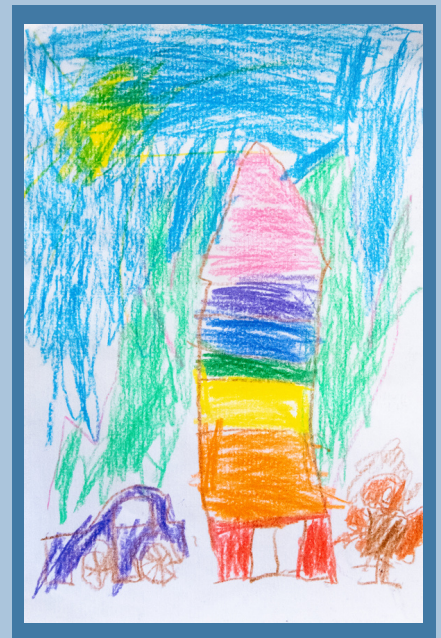
Housing is often the biggest expense for individuals or families, and when it's too high, there's little left for other necessities such as food, healthcare, clothing, transportation, or education. At Greccio, we strive to adjust the cost of rent so that our residents' monthly payments represent 1/3 of their household income, a standard to avoid cost-burdening household budgets. Our multi-faceted approach provides both affordability and stability for our residents.

## Greccio Kids Art Competition!

We held a competition, open to all Greccio kids, to draw their "Dream Home." The results were beautiful! All entries were displayed in our lobby and open to votes. The top three winning submissions have been scanned and will be used as thank you cards for donors in the coming years. We are so proud of each kid who entered and can't wait to share these works of art with our community!



Sonni (Age 8) - Dream Yacht



Chai-Ani (Age 6) - Dream Rainbow Hotel



Avalina (Age 11) - Dream Ranch

## Resident Spotlight: James L.



James, better known as “Boxcar” amongst his friends at Plaza, admittedly never had an easy life. His parents struggled with addictions and introduced James to drugs and alcohol at a very young age. He first took to the streets at the age of sixteen and has experienced homelessness nearly his entire life. He spent his twenties riding freight trains across the country, earning him his nickname, before landing himself in jail for a stint.

While passing through Colorado Springs in the mid-90s, he “fell for a pretty girl and decided to stay” in town and try to make a home here. Unfortunately, James struggled with alcoholism and wound up back on the streets. In 2010, he suffered a bad blow to the back of his head, causing a traumatic brain injury resulting in ataxia of the cerebellum, putting him in a wheelchair.

This, mixed with alcoholism and homelessness, James knew he needed to change his life drastically if he wanted to keep on living. In 2017 he committed himself to sobriety, through the help of AA meetings and prayer. Once clean and sober, Westside Cares stepped in to help him find housing, which is how he came to Greccio.

James has been a resident at Plaza on Platte since November 2019 and has since found a sense of community and stability he’d never had in life before. The first few nights in his new studio apartment, he felt claustrophobic and anxious. He says “I never learned how to be a functional person behind closed doors. Over time, he overcame those initial anxieties and became part of the community at Plaza. By helping his neighbors and making friends, he “learned to be a person again” and started to heal emotionally.



With the stability of a constant roof over his head, James was finally able to start healing physically as well. Last year his primary care doctor referred him to a physical therapist whom he now sees once a week. After a decade in a wheelchair, James has taken his first steps toward a brighter future. He’s starting walking again, with the help of a walker.

**James attributes his success to the stability of being safely housed, prayer, and exercise. James proudly says, “When you feel better physically, you can feel better mentally.” He wanted to share his story in hopes of inspiring others who might be struggling, saying “If I can do it, so can anyone else.”**



# BOARD & STAFF

## Greccio Housing Leadership

Lee Patke, Executive Director

Brian Baker, Senior Director of Operations

Patty Addis, Controller

Don Masse, Senior Project Manager

Jerry Knauf, Managing Broker

Kassandra Haynesworth, Associate Director of Compliance

Ritalee Roman, Leasing Manager

Tim McAteer, Maintenance Relations Manager

Lindsay Flickinger, Human Resources and Business Manager

Dana Rocha, Director of Community Impact

Demetrius Marrow, Programs Manager

## Greccio Housing Board of Directors

### Officers

President: Diane Miller

Vice President: Jariah Walker

Secretary: Robert Bentzen

Treasurer: Tami Zamborelli

### Members

Tamara Saunders, Community Representative

Thea Platt, Resident Representative

Braden Hammond, Community Representative

James Johnson, Community Representative

Lee Patke, Executive Director

Steve Ogle

Michael Phan

Dr. Michael Claudio

Zach Bunney

Chris Nervig

Greccio Housing would like to thank retiring board member, Mike Heritage, for all his hard work and commitment to Greccio Housing. Please join us in welcoming our newest members:



**Dr. Michael Claudio**

**Assistant Superintendent, Personnel Support Services, Harrison School District Two, and Marine Corp veteran**

I retired from the Marine Corp in 2002 and moved to Colorado as my wife is a native. My interest as a board member is two-fold. First, without affordable housing, Colorado Springs will lose untapped potential and earning power because no one will be able to afford to live here. Second, Greccio Housing isn't just talking about providing affordable housing, it's doing something about it and I like that. I bring organizational and leadership skills coupled with my experience of attaining affordable housing, I know I can support Greccio in its mission.



**Michael Phan**

**Test Portfolio Manager for a local defense contractor, Air Force veteran, and Race Director with the Pikes Peak Marathon, Inc.**

I'm a Colorado transplant, came here in 1989 for college, and spent about 18 years in the Springs during my Air Force career. After working for Greccio Housing as a project manager, I learned so much about bringing/supporting affordable housing in the Pikes Peak community. I maintained contact with the organization and when the opportunity came up to become a board member, I felt it was great to continue making an impact with my community connections and being a voice for affordable housing.



**Tamara Saunders**

**U.S. Army veteran and current Masters of Public Administration student at UCCS**

As a neighbor to one of Greccio's properties, I formed close relationships with Greccio residents during the pandemic when gathering more frequently at the neighborhood park. I have seen firsthand the impact Greccio makes by not just providing housing, but also the resources to help residents make a home and feel a part of the community. I look forward to contributing more towards Greccio's mission by serving on the BOD, Finance Committee and Resource and Development Committee.



To our community of sponsors, partners, and friends,

# Thank you



*Stable. Safe. Supportive.*

[WWW.GRECCIO.ORG](http://WWW.GRECCIO.ORG)