



Stable. Safe. Supportive.



## *Sunrise at Shiloh Mesa*

WVC – Woodmen Heights Campus  
Colorado Springs CO 80923



“Shiloh Mesa is about making connections. It's about mixing houses and apartments of assorted sizes and prices to bridge the divide of age and economic status. It's about tree-lined streets and front porches designed for informal socializing, where individuals can connect with the larger community. And, it's about creating physical connections; mixing houses with shops, offices, the church and recreational facilities to which residents can easily walk. At Shiloh Mesa, you get more than just a house. You get a true community in every sense of the word.”

Since 1990, Greccio Housing has provided housing stability for people with modest incomes in Colorado Springs, through acquisition and renovation of older and distressed apartment complexes, motels, converted Victorian homes, adaptive reuse, and Low-Income Housing Tax Credit new construction projects. ***Sunrise at Shiloh Mesa***, in collaboration with the Center for Strategic Ministry, represents Greccio's second new construction, senior, affordable project as lead developer. We have participated or are in various stages of at least 3 additional LIHTC projects, as partner, minority owner, and/or property manager. A ground-up design allows Greccio and CSM to tailor all aspects of the building and resident resources to the unique needs of the intended population: seniors with modest incomes who intend to age in place, and to live well.

***Sunrise at Shiloh Mesa*** is a natural fit with Greccio's mission, the vision for the Shiloh Mesa neighborhood, and the CSM's intent to positively impact and serve the community.

**Project Summary** *The following proposal is conceptual only, and will change based on factors not yet confirmed, such as land planning and architectural design, and other limitations and opportunities.*

- The Building (design and plan under development – not yet finalized)
  - 3-story, elevators, common/social areas throughout the building
  - Connectivity to neighborhood, business, and church sidewalks and trails (?)
  - In-unit washers/dryers, and integrated universal design concepts
  - Controlled-access entry, security cameras, electronic key system for amenity access



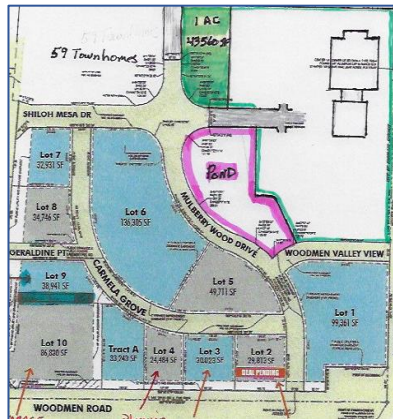
***Style and appearance similar and complimentary to adjacent homes, townhomes and church***

- 45-50 units – Permanently affordable apartment homes for Seniors
  - Residents: seniors, 62+ years of age, with incomes between \$11,540 - \$33,000/yr
  - Property is in a transition area between single family homes, multi-family, and retail
- Target Amenities
  - Individual and social support systems under development by CSM and Greccio
  - On-site management & maintenance, 24-hr emergency/on-call by Greccio Housing
  - Community Gardens, multipurpose (Rec/Game) room, IT Center, Library
  - Community partners services on site and/or with coordinated transportation
- Why “affordable senior housing?”
  - Colorado is the #1 for housing instability among seniors per Census bureau, Summer, 2021
  - Seniors ID’d as 1 of 2 highest needs for permanently affordable housing; PSH not a fit
  - From 2011-2020, rents have risen over 70%, but incomes have risen only 12-15%. At least 4 senior housing apartments have converted to market rate in the last 3 years, and the number of seniors in CO is expected to grow by 30% in the next 20 years.
  - Quality construction & care of property/programs = indistinguishable from market-rate aps
- Target Community and Funding Partners
  - Land donation between CSM and Greccio Housing; Spring, 2021
  - Low Income Housing Tax Credits (LIHTC) funds are expected to fund the building
  - Additional/potential funding partners – City, CDOH, EPCHA, Myron Stratton (?)
  - Support/plans/collab. with Woodmen Heights, Envida, RMHC, Independence Center, etc.

#### Timeline (estimate)

CSM/Greccio Agreement	Summer, 2021
9% Application to CHFA	February, 2022
Tax Credit Award (anticipated)	April, 2022
Building Permit Review	Fall/Winter, 2022/23
Begin Construction	Spring, 2023
Grand Opening	Spring, 2024

#### Property location



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