



**CITY OF PUEBLO
AND
PUEBLO CONSORTIUM**

2007-2008 ANNUAL ACTION PLAN
MARCH 1, 2007- FEBRUARY 28, 2009

City of Pueblo
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GENERAL COMMENTS ON THE ANNUAL ACTION PLAN

COMMUNITY DEVELOPMENT AND HOUSING NEEDS

The Action Plan covers the period of March 1, 2007 through February 29, 2008. This Plan was developed to meet the following three national goals of housing and community development programs:

- To provide decent housing;
- A suitable living environment;
- Expanded economic opportunities;

to persons of extremely low, low and moderate incomes.

In 1994 when the EZ/EC Strategic Plan was developed, which later became the basis for the 2000-2004 Consolidated Plan, the citizens of Pueblo identified the following community development needs to make Pueblo's living environment healthy and productive:

- Neighborhoods. Develop and implement during the next 5 years a neighborhood plan. Neighborhood-based services are considered a key to revitalizing neighborhoods. Existing neighborhood institutions, such as churches, schools, and community centers, can complement these services.
- Human service delivery systems. With the increasing number of persons living in poverty, particularly minorities, long-term funding for program development is needed. Greater awareness of existing services, better coordination among providers, and more continuity of services for youth is needed.
- Education. Residents indicated schools should provide more training to help youth inside and outside the classroom. Topics for training should include parenting skills, conflict resolution exercises, and programs to enhance self-esteem, especially in middle school. Schools also need to be connected to the community and responsive to its diverse cultures. Schools should function as community resource centers, acting as a hub for adult education, recreation, local cultural events, and life-long learning.

- Planning. City, neighborhood, environmental, and housing planning must be a part of the city's community development and neighborhood revitalization programs.
- Infrastructure. Residents have expressed support for neighborhood playgrounds, landscaping and tree replacement, better lighting, sidewalk replacement, street and alley paving, and block beautification.
- Economic development. On-the-job training that pays more than minimum wage and offers benefit packages is not readily available, prohibiting individuals from securing long-term employment. Supportive services -- such as day care, transportation, and health care -- are needed.

In 2003 and 2004, neighborhood plans were being developed for three neighborhoods which encompass a majority of our low- to moderate-income communities (Bessemer, Hyde Park and the Eastside). Neighborhood surveys were conducted in these neighborhoods and responses indicate that the needs expressed in 1994 for the Strategic Plan are still viable.

GEOGRAPHIC DISTRIBUTION

The City of Pueblo will continue to concentrate the CDBG and HOME resources to benefit existing residents in the eligible areas where a high concentration of low and moderate-income households reside in the three targeted neighborhoods. Public Service priorities for the upcoming year are in keeping with stated priorities in the Consolidated Plan. Infrastructure and public facilities improvements are no longer being targeted to Bessemer, Eastside and Hyde Park. The City completed its three year commitment. All eligible census tracts can participate. Projects that serve special needs populations were considered citywide. Affordable rental and homeownership projects will continue not to be limited to the "Y" area. Instead additional points will be awarded for the de-concentration of poverty. Pueblo supports the targeted distribution of CDBG and HOME funded activities in those neighborhoods collectively making up the "Y" area to make a more visual impact. However, because our process is neighborhood driven , the applications received do not allow for the geographically targeted impacts.

AFFORDABLE HOUSING OBJECTIVES

A common goal of the Five Year Consolidated Plan for Pueblo is to provide adequate and affordable housing for its residents. Affordable housing is based on a local strategy that provides housing for a range of people who cannot afford to pay market rents or own their home. This goal becomes increasingly difficult to attain as inflation, unemployment and rapidly increasing construction costs compound the problems associated with the lack of adequate housing. The present market mechanism alone cannot provide adequate housing for all at reasonable costs; however, unguided governmental intervention is not the solution. The private and public sectors must be encouraged to cooperate to a greater extent if the goal of adequate housing is to be realized. This being said the needs of the Pueblo community are heavily weighted towards subsidized housing. The Pha waiting list attests to this need. Pueblo continues to be a destination community for surrounding communities in southeastern Colorado. Affordability, availability, and accessibility persist as central housing problems for Pueblo County as a whole. This being the case, the housing strategy must establish priorities and propose an action plan for implementation and funding. Many of the current Pueblo housing strategies have proven effective in dealing with specific housing problems and are recommended for continuation.

In 2006, the City restructured the owner-occupied rehabilitation program. Lack of qualifying applicatns required that we re-examine the programs. Other non -housing community development goals and strategies need only incremental or technical changes to become consistent with the overall goals of the community to revitalize its neighborhoods. There are increased opportunities for participation by neighborhood associations and the private sector that can enhance its working partnership with both the non-profit and public sectors in implementing many of the housing and community development programs.

SOURCES OF FUNDS

FEDERAL PROGRAMS

For fiscal year 2007, the City of Pueblo expects to receive \$1,519,000 in Community Development Block Grant Funds and \$826,766 in HOME Program funds from the U.S. Department of Housing and Urban Development. The City of Pueblo receives its HOME funds in partnership with Pueblo County through the Pueblo Consortium. The City of Pueblo Department of Housing and Citizen Services is the lead agency, and administers the HOME Program. The Funding Sources Table details the anticipated CDBG and HOME funds and the program income for the year 2007. It additionally includes other federal funding sources local agencies anticipate receiving for various programs.

STATE PROGRAMS

The primary source of state funds for the City of Pueblo is from the state allocation of Private Activity Bonds. The City receives yearly an allocation from the State's Department of Local Affairs. We expect to receive \$4.2 million in a PAB allocation. The City has historically assigned the allocation to the Colorado Housing Finance Authority (CHFA) for use in their Mortgage Revenue Bond Program. The Bond Program provides low-interest first mortgages, down payment, and closing cost assistance to first time homebuyers that meet CHFA program guidelines. CHFA also administers the Federal Low-Income Housing Tax Credit Program (LIHTC), which is available to developers of affordable rental housing.

The Department of Local Affairs provides funding to many local projects, from technical assistance programs to funding for affordable housing projects.

LOCAL PROGRAMS

The City of Pueblo and Pueblo County local governments will continue to leverage PAB funding through CHFA. The funds have been set-aside for the Mortgage Revenue Bond Program offered by CHFA. The funds are set-aside for Pueblo County for a period of two-years.

The City has several housing programs called "Neighborhood Improvement Programs"

funded through the HOME Program. First-time Homebuyer and Rehabilitation Programs are offered through the city and county. The City's first-time homebuyer programs consist of downpayment and closing cost assistance and purchase/rehabilitation assistance. The City also provides assistance to developers of affordable housing with development costs. The Vacant Lot Recycle Program provides vacant lots owned by the City and/or County or acquired from private owners to low and moderate-income homeowners for new home construction. Developers can also participate in the program, provided the homebuyer qualifies within the established HUD income guidelines.

The City/County Partnership, which in turn created the Citizen Services Advisory Commission (CSAC) provides general fund dollars for a variety of services throughout the community. Each entity contributes \$900,000 to the Partnership, which provides funding for educational, recreational, health, economic development and other human services. In addition from time to time the city or county have provided out of cycle funding to local non-profits.

FOR-PROFIT

Developers of affordable housing are encouraged to apply for HOME funds for the development of their projects. The Colorado Housing Finance Authority also offers low-interest rate loan programs for housing developers.

NON-PROFIT

There are several non-profit developers in the City and we anticipate no new activities from them. Many have recently completed projects and do not foresee initiating new projects; or they are in the process of commencing projects that have had NIMBY issues such as the migrant farmworker project in Pueblo County.

There are various funding resources for the Agencies that include HOME, LIHTC and other Colorado Housing Finance Authority products, as well as programs through the Federal Reserve Bank, and Rural Development.

FUNDING SOURCES

ENTITLEMENT GRANT	
CDBG (City of Pueblo)	\$1,519,000
ESG (Pueblo County)	\$33,243
HOME (Pueblo Consortium)	\$822,776
CSBG (Pueblo County)	\$300,000
Total	\$3,057,016.
PRIOR YEARS' PROGRAM INCOME NOT PREVIOUSLY PROGRAMMED OR REPORTED	
CDBG	\$0
ESG	\$0
HOME	\$0
HOPWA	\$0
Total	\$0
REPROGRAMMED PRIOR YEARS' FUNDS	
CDBG	\$0
HOME	\$0
Total	\$0
TOTAL ESTIMATED PROGRAM INCOME	
CDBG	\$0
HOME	\$0
Total	\$0
Section 108 Loan Guarantee	\$0
Total HUD Funding Sources	\$3,057,016
Submitted Proposed Projects Totals	\$2,723,773
Un-Submitted Proposed Projects Totals	\$ 0
Other Funds: City PAB Allocation, County PAB, Pueblo Area Agency on Aging	\$6,414,729

STATEMENTS OF SPECIFIC OBJECTIVES FOR THE YEAR 2006

Affordable Housing

Housing Need Priority One – Renter households at 0-80% MFI with cost burden and/or substandard housing.

Objectives to Address Priority Need One

<i>Objectives</i>	<i>Strategies</i>	<i>Accomplishments</i>	<i>Funding Resources</i>
<i>1. Rehabilitate existing multi-family units citywide.</i>	Leverage funds to assist for-profits and non-profits, in acquiring and rehabilitating affordable rental units. As well as support these entities in obtaining other available funds to provide and preserve existing, affordable multi-family rental housing.	Rehabilitation of 120 multi-family rental units at 24 units per year.	HOME, CDBG, Colorado Housing Finance Authority State Division of Housing, HUD Capital Improvement Funds, Section 811, Section 202, Colorado Housing Assistance Corporation.
<i>2. Support the development of rental housing for the elderly and disabled, especially those targeting extremely low and low income residents.</i>	Support implementation of HACP programs to assist extremely low and low-income persons with Section 8 Vouchers/ Certificates and self-sufficiency programs.	Rehabilitation of 100 units of public housing in the five-year period.	
<i>3. Support capital improvements, rehabilitation and modernization projects to sustain and promote viability of HACP public housing complexes citywide.</i>	Utilize HOME funds to provide down-payment assistance to first-time homebuyers	Provide down-payment assistance to 50 low-income households.	
<i>4. Promote affordable homeownership opportunities to first time buyers citywide.</i>	Support housing diversity by cost, style and type	Approved program.	
<i>5. Support the establishment of citywide rental property standards.</i>			

The City will make available \$370,948 of HOME funds to assist in the acquisition, construction or rehabilitation of affordable housing. We project that 30 units will be rehabilitated (*Project - HOME-Infill/Rehab/New Construction*). The CHDO set aside of \$124,015 will provide assistance for six rental housing units (*Project - HOME-CHDO Set-aside*). CD0706– Habitat for Humanity was awarded \$75,000 in CDBG funds for infrastructure improvements in support of five new single-family homes.

- The Housing Authority of the City of Pueblo has the following goals to assist renter households:
 - Thirty to fifty rental units will be rehabilitated annually. The extent of the rehabilitation varies from unit to unit depending on the unit’s physical needs;
 - Convert 3 to 5 voucher holders to homeowners;
 - Continue the sale of land at the Oakshire Subdivision to provide a true mixed-income community surrounding the single-family tax credit project. It is anticipated that 4 new homes will be for-sale in the private sector from lots sold by the Authority.
- Sleeping Indian LLC will complete the rehabilitation of 30 units of Low Income Tax Credit housing, known as Villa Andrea Apartments. The developer received a tax credit allocation and the City anticipates subsidizing the project with \$320,000 HOME funds. The total projects costs are \$4 million.

**Affordable Housing
Housing Need Priority Two – Owner households at 0-80% MFI with cost burden and/or substandard housing.**

Objectives to Address Priority Need Two

Objectives	Strategies	Accomplishments	Funding Resources
1. Rehabilitate owner occupied single-family units in the targeted neighborhoods of Bessemer, Eastside and Hyde Park, as well as citywide. Rehabilitation to include moderate (<\$25,000) and substantial (>\$25,000).	Leverage funds to assist non-profits in rehabilitating owner-occupied units.	Improve the condition of existing owner-occupied single-family units for 100 households at 20 units per year.	HOME, CDBG, Colorado Housing Finance Authority State Division of Housing, Colorado Housing Assistance Corporation, City General Revenue, Capital Fund.
	Provide subsidies to developers to encourage new construction of affordable single-family units.	Improve condition of subsidized public housing by rehabilitating 40-70 per year.	
	Partner with other governmental agencies in leveraging funds for rehabilitation and repairs.	Property improvements/repairs of 100 owner-occupied at 20 units per year.	
2. Support light rehabilitation, repair, accessibility modification and weatherization programs for existing owner occupied single-family housing units for low-income elderly and disabled residents.	Continue working with local banks and lending organizations to provide leveraged funding for housing		

Comment [AC1]:

Continued on following page.

**Affordable Housing
Housing Need Priority Two – Owner households at 0-80% MFI with cost burden and/or substandard housing.**

Objectives to Address Priority Need Two			
Objectives	Strategies	Accomplishments	Funding Resources
3. Support new construction of infill housing on vacant lots in Charter Neighborhoods through acquisition, construction, rehabilitation and sale of single-family units to qualified homebuyers in the targeted neighborhoods of Bessemer, Eastside and Hyde Park.	or moderate-income families city and county wide.	Ten first time homebuyers assisted.	See previous page.
	Support infill development of affordable single-family housing through subsidy of infrastructure improvements.		
4. Rehabilitate owner-occupied single-family units citywide under an emergency repair program.	Provide low cost or no cost vacant lots for homeownership.		
	Continue to support housing & budget counseling, foreclosure prevention programs, home maintenance counseling programs through non-profit organizations to owners in need of housing support services city wide.	Twenty households assisted	
	Support asset accumulation programs such as IDAs.		

As stated in the Five-Year Consolidated Plan (2005-2009) for Priority II, the end result is to rehabilitate 100 owner-occupied units and 200 multi-family units during the 5-year period. For the 2007 program year, \$370,948 in HOME funds has been programmed for

rehabilitation, infill and new construction of housing units. The goal for the City of Pueblo is to rehabilitate twenty (20) owner-occupied homes single-family homes. (*Project -HOME-Rehab/New Construction, Acquisition*). For Pueblo County, \$126,495 of HOME funds will be available for the rehab of five (5) residential housing units (*Project -HOME-Pueblo County*). The City's Downpayment Assistance Program will provide assistance to 5 first-time homebuyers (Project -HOME Downpayment Assistance Program).

- NeighborWorks (NW) will partner with the City in a subrecipient capacity to provide a owners-rehabilitation program within its targeted community of Bessemer. The Agency anticipates counseling 390 families/individuals. They also anticipate aiding 12 families save their homes through their foreclosure prevention program and counseling 55 families through the program. NW will facilitate the sale and construction of 15 homes in the Hyde Park Gardens Subdivision and anticipates developing 8 infill housing sites in the Bessemer neighborhood.
- Habitat for Humanity has been allocated \$75,000 in CDBG funds (CD0706-Habitat for Humanity) to assist with infrastructure improvements in support of affordable housing. They expect to build five new homeownership units. Both Habitat and Neighbor Works are in partnership with the City to build and rehabilitate in the NW Pilot Program area in Bessemer. The City will provide vacant lots and funding through HOME funds for land acquisition or construction of homes on at least 3 lots.
- The Housing Authority in partnership with Neighbor Works will assist 5 families in providing homeownership opportunities through the Section 8 Voucher program.
- The Pueblo County Weatherization Program will assist approximately 490 residents lower their monthly payments by weatherizing their homes. They anticipate receiving over \$1.6 million from various programs.
- Catholic Charities received \$25,000 in CDBG (CD0715- Housing Counseling/Homeless Prevention Programs) funding in support of their Housing Counseling Program. The program includes a foreclosure prevention component, loss mitigation, predatory lending , as well as budget counseling. They project serving 2200 client families.

**Affordable Housing
Housing Need Priority Three– Homeless- Transitional/Permanent Housing for
Homeless Individuals and Families**

Objectives to Address Priority Need Three

Objectives	Strategies	Accomplishments	Funding Resources
1. Support transitional, and permanent supportive housing programs assisting homeless families with children, families with children where one member is disabled	Leverage HOME funds to assist for profits and non-profits, including Community Housing Development Organizations (CHDO) in rehabilitating affordable rental housing and or creation of affordable housing.		Emergency Shelter Grant, Supportive Housing Program, CDBG, HOME, Section 8 Vouchers/Certificates. HUD's Continuum of Care Balance of State
2. Increase the supply of transitional housing for the special needs populations.			
3. Support the creation of additional units of farm worker housing.			
4. Support the preservation of existing housing stock of lower income multi-family housing.			

Activities combined under Priority Four on the following page.

Affordable Housing

Housing Need Priority Four– Homeless- Prevention for Persons at Risk of Homelessness/Essential Services and Supportive Services for Homeless Individuals and Families

Objectives to Address Priority Need Four

Objectives	Strategies	Accomplishments	Funding Resources
1. Support the expansion and creation of additional outreach activities provided by existing homeless and social service organizations throughout the City	Promote initiatives and partnerships with and within the Continuum of Care group to deliver the desired outcomes.	Homeless service providers will contact and assess the needs of at least 2000 homeless families and individuals.	Emergency Shelter Grant, Supportive Housing Program, HUD’s Continuum of Care Balance of State, City and County General Revenue Funds, and other public and private funds.
2. Promote the availability of aggressive supportive services.	Research additional funding opportunities for expansion of services.	Perform case management for an additional 150 homeless families and individuals.	
4. Support the creation of a shelter for homeless youth.		Develop new shelter space to accommodate 30 additional individuals or family members over the next five years.	
5. Support the creation of valid programs for at-risk youths.		Identification of prospective service provider and available space.	

The official 2006 Point in Time was completed this summer, however, the final numbers have not been tabulated. The State’s Continuum is suggesting that each local continuum use the 2005 numbers until the count is complete. The Continuum of Care group did complete an unofficial point in time count in September and the County’s Veteran Services Office held the veteran’s Stand Down. It is anticipated that the numbers will increase. As the numbers increase the need for services also increases. In recognition of

these needs the following agencies and activities have been funded for 2007.

- Catholic Charities was awarded \$25,000 (CD0715) for their Homeless prevention program. They anticipate assisting 2200 in through their Homeless Prevention Program.
- Posada, Inc., is the major homeless service provider in the City. The Agency was awarded \$50,000 from CDBG (CD0716-Posada Supportive Services for Homeless) The Program provides extensive support services that include employment training and counseling, substance abuse and mental health counseling, medical, optical and dental and various other needed services. Posada anticipates serving 2500 unduplicated individuals through their supportive services program and will provided emergency shelter to 120 families.

**Affordable Housing
Housing Need Priority Five– Non-Homeless Special Needs Populations
Objectives to Address Priority Need Five**

Objectives	Strategies	Accomplishments	Funding Resources
1. Support the development of affordable housing options for persons with HIV/AIDS.	Continue to work with the Continuum of Care group, the Southern Colorado AIDS Project (SCAP), Pueblo Community Health Center and other service agencies in the coordination of HOPWA programs and services with other Federal and State funded programs for persons with HIV/AIDS.	Support the development of permanent housing units (SROs, group homes, etc).	HOPWA, Supportive Housing Programs, City and County General Revenue Funds, HOME and other public and private funds.
2. Support the continuation of case management services to person with HIV/AIDS		Assist approximately 75 persons/families	
3. Support the development of least-restrictive and affordable housing for developmentally disabled persons and support the expansion of services to developmentally disabled persons.	Continue to work with service agencies that provide assistance to the developmentally and physically disabled community, as well as agencies providing services youth and elderly populations.	Support the development of housing for 15 individuals.	
4. Support the development of housing adaptable to the needs of physically disabled persons; modify housing to meet the needs of physically disabled; support home cares services to physically disabled.	Increase the collaboration between mental health system and housing developers.	Provide funding for supportive services agencies.	
		Provide housing modification to 25 households.	

Continued on the following page.

**Affordable Housing
Housing Need Priority Five– Non-Homeless Special Needs Populations
Objectives to Address Priority Need Five**

Objectives	Strategies	Accomplishments	Funding Resources
5. Support the development of housing adaptable to the needs of physically disabled persons; modify housing to meet the needs of physically disabled; support home cares services to physically disabled.		Provide housing modification to 25 households.	
6. Support the development of affordable community housing for the severe mentally ill in conjunction with supported living services which maximizes their integration into the community		Support the development of facilities or homes to provide additionally beds for severe mentally ill.	
7. Support the assessment of needs of persons with addictions.			
8. Support the creation of valid programs for at-risk youths.		Identification of prospective service provider and possible funding sources.	

The following agencies were funded by the City/County Partnership, which receives general funds from the two municipalities, in support of some of the stated needs in the Consolidated Plan.

The Center for Disabilities received \$28,000 (CD0704- Center for Disabilities House Ramps) in support of their ramp program. The program provides renters and homeowners with the ability to get a ramp placed on their properties. The ramps are constructed such that they can be moved from one location to another. The Agency anticipates serving 14 clients. The City/County Partnership awarded them \$13,500 in support of the Agencies other programs, which provide for

independent living. The Center will serve 721 unduplicated clients through their various programs.

Non Housing Community Development Needs
Priority Six: Community Development Needs – Public Facilities

Objectives to Address Priority Need

Objectives	Strategies	Accomplishments	Funding Resources
1. Non-Residential Historic Preservation	Pueblo Historic Preservation Commission will seek funding for the designation of structures having significance to the Pueblo community	Designation of Northside Historic District; Implementation of Landmark Regulation Process; Establishment of Certified Local Government Status; Evaluation & preservation of Eastside & Bessemer Historic Resources; Maintenance of an Aggressive Landmarking Program; Printing & dissemination of Educational Materials.	State Historic Fund Grants; City of Pueblo general revenue; CDBG; Fee revenues (Landmark application) Foundations
2. Neighborhood Facilities	Support the improvement of parks and recreational facilities and spaces in the Charter Neighborhoods.	At least 3 improvements per year.	CDBG; City of Pueblo general revenue funds; GOCO.
3. Parks and/or Recreation Facilities	Support the improvement of child care facilities.		

The following activities will be undertaken in support of Priority Six:

- CD0719 – The Bessemer Historical Society was awarded \$20,000 for the restoration of the interior windows of the Steelworks Museum of Industry and Culture.

- CD0703 – Washington Children’s Daycare – Replace Roof. Funds were awarded for replacement of the badly damaged roof. The Center provides childcare on a sliding fee scale.
- The City has budgeted \$350,000 in general funds for the Mitchell Park Pool House. The current historic structure is not ADA accessible. The funds are provided in anticipation of the removal of architectural barriers. The bathhouse is in the Eastside neighborhood.
- Restoration of Lake Minnequa- \$4.5 million. This is a continuation of a prior year project. The City was awarded a GoCO grant for the restoration of Lake Minnequa. The City will purchase the land and turn the area into a regional park. Planning for the project has commenced. The Lake is in a low- to moderate-income area, and abuts 4 other low income census tracts and will be a great benefit to those residents and the City as a whole.
- El Centro del Quinto Sol - \$55,000. This is a City owned recreational facility. Architectural barriers need to be removed. This amount from the general revenue fund is in addition to the \$200,000 allocated in the 2006 budget.
- Park Improvements-The following park improvement projects were funded through CDBG : CD0708 – St. Anne’s Park Restrooms; CD0711-Eastwood Heights Park Swings; CD0714 – Mitchell Park Playground Equipment.

**Non Housing Community Development Needs
Priority Seven: Community Development Needs – Infrastructure**

Objectives to Address Priority Needs

Objectives	Strategies	Accomplishments	Funding Resources
1. Provide assistance for replacement and new street/sidewalk improvements for residents of low-income neighborhoods within the targeted neighborhoods of Bessemer, Hyde Park and Eastwood, as well as citywide.	Work with neighborhood associations, in conjunction with the Public Works Department and the City’s Capital Improvement Plan, in identifying specific areas of particular need for improvements.	Funding activities in low-income and blighted neighborhoods that will provide reconstruction for approximately 4000 people; installation of streetscaping and landscaping; installation of new sidewalks;	CDBG, Highway User Funds (HUTF); City of Pueblo general revenue funds.
2. Provide assistance for storm water and solid waste improvements in low-income neighborhoods.		Improved flooding controls and solid waste disposal systems in targeted neighborhoods and citywide.	CDBG, Stormwater Utility Fee;
3. Provide assistance for replacement and new curb ramp improvements city wide, especially around public facilities, hospital, and shopping centers.	Work with the Dept. of Public Works, disabled residents of the City and the ADA Task Force to identify areas of greatest need.	Funding activities citywide will provide curb ramps to benefit city residents, especially the disabled community.	

Activities in support of Priority Six and Seven are being funded from several sources, such as the general revenue fund, CDBG, GoCO and others. The following activities are funded for commencement in 2007:

- CD0702 – ADA Ramps Citywide -\$400,000. Project will provide handicap ramps citywide. The location of the sites was selected by the ADA Task Force, from a backlog of requests from Pueblo citizens.
- CD0707 –W. 18 Bridge St Guardrail (south side - \$60,000. Project will provide for replacement of existing chain link fencing along the south side of the W. 18 St. bridge.
- CD0709 – Eastwood Heights Sidewalks - \$46,572. Project will provide new sidewalks along Fearnow Ave.
- CD0710 – BAND Sidewalks/Curb & Gutter - \$50,000. This project will provide sidewalks along VanBuren from St. Clair to Northern and feeder streets.
- CD0712- Bessemer ADA All the Way Ramp Project - \$50,000. The funds will be used for new handicap ramps in the Bessemer neighborhood.
- CD0713 – Portland Park Sidewalks - \$20,000. This project will allow for a new sidewalk to be installed on the E. 19 Street along the southern border of the park.
- Contingencies - No funds were allocated for contingencies, however the Citizen’s Advisory Committee recommended that if the CDBG was in excess of the expect amount monies would go to fund the contingency account first.

**Non Housing Community Development Needs
Priority Eight: Community Development Needs – Public Service Needs**

Objectives to Address Priority Needs

Objectives	Strategies	Accomplishments	Funding Resources
1. Health Services	Support the development of more affordable and available health services to low-income persons in areas of City where the need is great, but access is limited.	Decrease the number of individuals with unmet health needs by 10%.	United Way; City of Pueblo, Pueblo County; Packard Foundation; PAAA; Colorado Indigent Care Program; Primary Care Grant; CDBG and others
2. Transportation	Support increased funding for the City's Transportation Dept.	Expansion of bus service routes and hours.	City of Pueblo,
3. Senior Services	Support increased funding for the expansion of transportations services for seniors accessing medical care and other necessary human services.	Expansion of available slots on City Lift or other viable transportation system by 20%.	CDBG, City of Pueblo, Pueblo County, Senior Resource Development Agency.
4. Youth Centers	Support existing youth centers. Support recreational, and educational programs. Develop summer youth employment opportunities to clean-up targeted Charter Neighborhoods	500 youth participants per year. Place 20 youths per year.	CDBG, City of Pueblo, Private Donations, partner agency funding.

City CDBG funds in the amount of \$111,925 were set-aside various public service programs. The following agencies were awarded funding:

- CD00717- Pueblo Step-Up - \$20,000. The program will provide for increased services to seniors in need preventive health care. The Wellness Clinics provide free medical screenings and lend out durable medical equipment. The program was also awarded \$xx,000 by the City/County Partnership.
- CD0618 – Senior Resource Development Agency Transportation Services - \$16,925. Funding provided will transportation under the Title III Transportation Program for the elderly and the handicap. SRDA received a \$xxxxxx grant from the City/County Partnership in support of their general program for seniors.

The City/County Partnership provided general revenue funds for the following activities in support of Priority 8 are as follows:

- Casa of Pueblo \$20,000.
- Pueblo Community Health Center \$100,000.

Non Housing Community Development Needs
Priority Nine: Community Development Needs – Anti-crime Programs

Objectives to Address Priority Needs

Objectives	Strategies	Accomplishments	Funding Resources
1. Crime awareness	Partner with the Pueblo Police Dept and the neighborhood associations to increase level of resident participation in crime-prevention programs or initiatives.	Form neighborhood watch groups in at least one of the three targeted neighborhoods.	CDBG, City of Pueblo, Donations
2. Other Programs	Increase the number of neighborhood organizations and residents participating in the promotion and implementation of neighborhood clean-up activities in partnership with the Environmental Health Dept, the City of Pueblo, neighborhood businesses and School District 60.	Five organizations will participate in neighborhood clean-ups in the targeted neighborhoods.	

No activities were funded in 2007. The funds that were awarded in 2005 are still available and are being utilized and new programs are being identified by the three targeted communities to which the funds were allocated.

Non Housing Community Development Needs
Priority Ten: Community Development Needs – Economic Development

Objectives to Address Priority Needs

Objectives	Strategies	Accomplishments	Funding Resources
1. Micros Enterprise Assistance	Develop a program in partnership with economic development agencies, the chambers, Pueblo Community College, CSU-Pueblo, and others to stimulate business revitalization in the Charter Neighborhood target areas.	One program will be developed with all funding sources identified.	CDBG, SBA, Private funds, others as identified
2. CI Rehabilitation	Develop commercial façade renovation program in identified commercial areas, as identified in adopted Neighborhood Plans, in partnership with neighborhood associations or merchant associations, and the chambers.	A program will be developed Provide funding in each of the three-targeted neighborhoods.	CDBG; State Historic Preservation

Funds have not been allocated for this priority. The proposed goals were to identify the partners and funding sources available to address this need. Discussions have been held between PEDCO, the Latino and the Greater Chamber of Commerce regarding the need of a better trained workforce. There is a ballot initiative that would allow funds from the half-cent sales tax up to \$800 per employee for job training.

**Non Housing Community Development Needs
Priority Eleven: Community Development Needs – Planning**

Objectives to Address Priority Needs

Objectives	Strategies	Accomplishments	Funding Resources
1.Consolidated Plan, Action Plan and CAPER	Provide funding for administrative costs associated with the planning, administration & monitoring of the City of Pueblo/Pueblo Consortium Consolidated Plan/Action Plan and CAPER.	Meet minimum HUD requirements.	HOME and CDBG
2.Housing Condition Inventory	Provide funding for the completion of a housing condition inventory study that allows the City to plan and target the limited rehabilitation funding to areas of greater need.	Complete the study and have a strategy developed for the targeting of funds.	CDBG
3.Grant Writer	Provide funding for the consultant/administrative costs for the development of grant fund applications to HUD and other funders for the expansion of public services and other programs	Complete and apply for at least one grant per year.	CDBG
4.Training	Enhance the capacity of Dept of Housing and Citizen Services staff to focus city funding on critical and emerging needs, and to improve City evaluation & measurement activities	2-3 training sessions per year.	CDBG and HOME
5.Technical Assistance	Provide Hyde Park and Eastside neighborhoods technical assistance on development, leadership and other community needs.	Assist two neighborhood associations complete and/or revamp their 501-c3 statuses. Increase membership of associations by 50%.	CDBG

The above strategies are being performed through the City's Department of Housing and Citizen Services (CD0701 - Dept. of Housing and Citizen Services Admin and Project \$303,850 and Program Administration (HOME) \$66,523). The following activities will be carried out by the Department's staff: Annual Action Plan, CAPER, and the Impediment Study. Staff will perform all aspects of the work required. The Department will partner with Colorado State University's Technical Assistance Program to conduct part two of the Housing Condition Inventory. The purpose of the inventory is to assess the rehabilitation needs within the low- to moderate-income neighborhoods. The Department has budgeted \$5,000 for this project.

Non Housing Community Development Needs

Priority Twelve: Community Development Needs – Neighborhood Revitalization

Objectives to Address Priority Needs

Objectives	Strategies	Accomplishments	Funding Resources
1. Elimination of Slum & Blight to Provide Suitable Living Environments	In partnership with the Regional Bldg. Dept and the Fire Dept., identify properties that are a safety hazard. Funding in this area will allow acquisition and demolition of unsafe housing that may be contributing to the decline in safety and quality of life in the City.		CDBG, Urban Renewal Authority.

No activities were funded under this priority.

DESCRIPTION OF PROJECTS

Project No.	Description of Project	Applicant	Funding Amount
CD0701	Dept. of Housing Administration	City of Pueblo	\$303,850
CD0702	ADA Ramps –Citywide	City of Pueblo	\$400,000
CD0703	Washington Children’s Daycare Roof Replacement	Washington Children’s Daycare, Inc	\$90,000
CD0704	House Ramps	Center for Disabilities	\$28,000
CD0705	Emergency Repairs & Essential Services Program	Pueblo County Dept of Housing and Human Services	\$40,000
CD0706	ROW Infrastructure / Land Acquisition	Habitat for Humanity	\$75,000
CD0707	Hyde Park- W. 18 St. Bridge Guardrail Southside	Hyde Park Neighborhood Assoc.	\$60,000
CD0708	St. Anne’s Park Restrooms	Citizen’s United for Eastwood Heights	\$41,021
CD0709	Eastwood Heights Sidewalks	Citizen’s United for Eastwood Heights	\$46,572
CD0710	Sidewalks, Curb & Gutter	Bessemer Association for Neighborhood Development	\$50,000
CD0711	Eastwood Heights Park Swings	Citizen’s United for Eastwood Heights	\$50,000
CD0712	ADA All the Way Ramps	Bessemer Association for Neighborhood Development	\$50,000
CD0713	Portland Park Sidewalks Along E. 19	Eastside Neighborhood Association	\$20,000
CD0714	Mitchell Park Playground Equipment	Eastside Neighborhood Association	\$57,886
CD0715	Housing Counseling /Homeless Prevention Program	Catholic Charities	\$25,000
CD0716	Supportive Services for the Homeless (Individuals/Families)	Posada	\$50,000
CD0717	Holistic Wellness Services	Pueblo Step-Up	\$20,000
CD0718	Transportation for the Disabled	Senior Resource Development Agency	\$16,925
CD0719	Restoration of Interior Windows-Main Office Bldg.	Bessemer Historical Society	\$20,000
CD0720	Abatement of Dangerous Buildings	Regional Building Dept.	\$75,000
CD0799	Contingency	City of Pueblo	\$0

HOME Partnership Investment Act Program Funds			
Project No.	Description of Project	Organization	Funding Amount
HO0710	Program Administration	Departmental Admin Costs-HOME Share	\$66,253
HO0720	HOME Down-payment Assistance Program	Assistance for First Time Homebuyers Approx. 22	\$25,000
HO0730	Pueblo County Consortium Share	Projects and Admin. In the County or City	\$140,550
HO0740	Rehab/Infill/New Construction	Funds to be Used within City Limits (6-15 units)	\$370,948
HO0750	Community Housing Development Org. (CHDO)	Required Set-aside for CHDO Housing Production-Non-Profits	\$124,015
HO0760	Tenant Based Rental Assistance	Provide Rental Assistance to theHomeless and the Mentally Ill	\$100,000

GEOGRAPHIC DISTRIBUTION

The City of Pueblo's overall goals of the five-year strategy (2005-2009) support the national goals of community development and planning programs to develop viable urban communities for low to moderate-income families. Objectives and priorities of the one-year strategy are derived from an assessment of the needs identified in the housing and homeless needs assessment and the housing market analysis regarding affordable housing issues, homelessness and the supportive needs of non-homeless persons with special needs, and non-housing community development needs.

In order to further its de-concentration objectives, the City will encourage economically diverse projects that include housing units for all income levels, when possible. Projects will be considered on the basis of consistency with the Consolidated Plan, the City's adopted Neighborhood Plans, and the Capital Improvement Plan, ability to meet environmental review requirements with or without mitigating actions, consistency with the eligibility requirements of the HUD regulations for the two formula grant programs (CDBG and HOME) as well as for the competitive funding programs, need for completion of eligible projects in progress, and an identification with the priority needs.

Areas with high concentrations of extremely low, low, and moderate-income persons, structural deterioration, and severe need for neighborhood economic and physical revitalization are the City's highest priority for funding. The needs of the disabled community are also a priority for the City. The City has a backlog of calls from disabled citizens requesting curb ramps allowing for access to services.

The City's low-to moderate-income census tracts have come to be known as the "Y". For the past three years the Citizen's Advisory Committee has targeted three neighborhoods in the "Y"- Bessemer, Eastside, and Hyde Park. These neighborhoods were the first to have Council approved neighborhood plans. The plans were adopted by ordinance by the City Council in the fall of 2004. The CAC did not recommend for a continuation of the targeting commitment to the above mentioned neighborhoods. Funding was made available to all qualifying census tracts.

HOMELESS AND OTHER SPECIAL POPULATIONS

HOMELESS POPULATION IN PUEBLO

There are an estimated number of 3,753 homeless people on any given night in Pueblo. This number was derived from the Point in Time Count, which took place on September 29, 2005. The number identifies 889 people as single individuals, 1,108 as adults in families and 1,756 as children under 18. Children represent almost half of Pueblo's homeless population. There were 566 families identified. 56 percent were single parent families and 44 percent were two parent families. The 2005 number represents a 14 percent increase from the 2004 Point in Time Count. Along with the Point in Time Count, a Gaps Analysis for Pueblo County is completed using information from the same 21 agencies that assisted in the Point in Time Count. The Gaps Analysis focuses on the need for shelter and services for the general population and sub-populations of the homeless in Pueblo. Currently there are only beds available for 5 percent of the homeless population in the City and County of Pueblo.

The ethnic breakdown of the homeless population identified in the Point in Time Count consisted of 1,890 individuals who were identified as Hispanic or Latino and 1,863 as Non-Hispanic or Non-Latino. Race broke down as follows; American Indian or Alaskan Native 114, Asian 17, Black or Afro-American 215, Native Hawaiian or Other Pacific Islander 45 and White 3,362. 853 homeless people of the 3,753 were clients identified by Los Pobres in Avondale. Many of these people are immigrant farm workers who live in squalid conditions in eastern Pueblo County.

The fastest growing population of the homeless in Pueblo County as in the rest of the country still continues to be families with children. Families with children make up 76 percent of Pueblo's homeless population. The majority of these homeless families are comprised of women and children. Women are especially affected by the severity of the affordable housing crisis because they are more likely to be poor. City of Pueblo female heads of households with children are living in poverty in great numbers. Additionally, Posada is seeing larger numbers of male-headed households due to incarceration of a mother or other primary care taker. Because the need is so great it is more important than ever that extensive support services are available for the homeless, especially the most vulnerable homeless population, families with children.

POSADA

Posada, located at 1008 North Grand, is considered the gateway agency for the homeless in the Pueblo community. The agency provides emergency shelter, transitional housing, permanent housing and supportive services to the homeless population. Additionally, 1008 North Grand houses a medical clinic, and provides substance abuse and mental health services to the homeless. Posada, as the lead provider of services for the homeless, has identified the inventory as part of their Continuum of Care. See Exhibit III.

POSADA-EMERGENCY SHELTER

Families with children in need of emergency shelter are housed in 11 units at Posada's Elko Avenue Apartments. Posada's model keeps a family together in a single setting. A case manager enrolls families into parenting classes, drug and alcohol classes, mental health counseling services, and other appropriate and necessary programs. All families residing in transitional housing are required to participate in Posada's Financial Management Program. This program mandates that families dedicate 50 percent of the family income to a savings account in addition to paying a small security deposit for housing. Monies accumulated throughout the duration of this transitional housing period are utilized to support security and utility deposits upon exiting from the program. Posada continues to utilize motel rooms for overflow for emergency shelter for families with children, people with disabilities or a medical condition.

POSADA-WARMING SHELTER

On very cold nights, Posada staff provides notification to outreach workers and agencies that serve the homeless in the City of Pueblo that shelter is available for any one sleeping outside. People come to 1008 North Grand to sign in and are transported to local motels by staff and volunteers. This service is not covered by any grant or specific funding source and is provided through general funding.

POSADA-TRANSITIONAL HOUSING

The Rural Housing Initiative Program underwritten by the Colorado Coalition for the Homeless, provides subsidized transitional housing supported by a comprehensive case management plan for 6 homeless families in Pueblo County. Additionally, the program

provides financial support for continuing education, employment, and technical training, childcare, medical assistance and transportation assistance. Transitional Housing is long-term in nature (up to 6 months for the “regular” units and up to 24 months for those living in the units for the “medically at risk”). This provides the second response of attending to long-term needs (education, drug and alcohol treatment, mental health services, employment and training). The goal of transitional housing is to provide families with adequate time and support to acquire the personal resources needed to live independently.

POSADA-PERMANENT HOUSING

The City of Pueblo designated Posada as a Community Housing Development Organization (CHDO) in 1997. This designation enables the organization to implement strategic housing development plans to assess and address housing needs in Pueblo County. By developing affordable permanent housing, Posada completes its continuum of care, helping low income families reach final independence from homelessness. Using donated land, homeowners’ sweat equity, and donated labor and materials, Posada reduces the costs of housing it builds or renovates.

Since the inception of Posada’s affordable housing program, 76 new construction and rehabilitation projects have been completed. During the final months of 2006 Posada will concentrate its efforts on the ground breaking and construction of Via Don Carlos, a \$6.million development of 31 homes plus a community center to provide migrant farm worker housing in the eastern portion of Pueblo County. Access to water and the details of wastewater treatment have been finalized. USDA is providing final review of the plans and should be available for the bid process in December. Construction is scheduled to begin in January of 2007, with the community opening a year later.

POSADA-SUPPORTIVE SERVICES

1008 N. Grand Avenue serves as Posada’s Supportive Services Center, as well as its administrative offices. Showers, telephones, laundry and gas vouchers are available at the Center. A full time case manager directs the homeless to accessible resources within the agency and throughout the community, including a full time Posada employment coordinator, childcare assistance, health care clinics operated on site 5 days a week, and

transportation assistance. The Employment Readiness System (ERS) an employment readiness tool will be utilized by the case managers and will be offered to any homeless person seeking assistance with employment.

During Calendar year 2005, Posada served a total of **2,769** people who were homeless through the Supportive Services Only Project. 1,905 Adults entered the program during the operating year and accessed Posada's Service Center to attend to personal needs. A total of 1,679 families were served through this grant. Posada's client population is for the moment non-immigrant and about 75 percent of Posada's client base lives within the City of Pueblo.

Hurricane Relief: Posada became the point of operations for Katrina and Rita disaster relief in the southern Colorado area. Weekly meetings were held to brief local agencies on the number of evacuees and their needs. Local legislative offices as well as the Red Cross referred all evacuees to Posada for case management assistance and for FEMA processing. At the height of activity, Pueblo County Management Agency gave Posada a conference room, phone, and fax lines and Internet access. Staff members were loaned to the agency from Lutheran Family Services, the Red Cross, and the Pueblo City County Health Department. Over 90 families were provided housing, supportive services including medical and dental assistance as well as consistent case management and follow-up. Posada now provides services and support to 50 families from Gulf Coast that are still in the area.

Pueblo Pilot Project/HIV-AIDS House: October 1, 2006 will see the opening of 731 East 4th Street to be used as a location to provide services to the HIV/AIDS population in Pueblo County and surrounding counties. Services will include outreach for primary medical services, case management, workshops and group interventions, HIV counseling and testing and partner notification services. A full time staff person will be employed to supervise the facility and recruit and direct volunteers. The State of Colorado is funding this pilot project for one year. Over the last few years the Colorado Department of Public Health and Environment (CDPHE) has conducted multiple assessments and focus groups to determine clients' prevention and care needs. Social support, drop in centers, and integrated prevention and care services have been identified as essential.

POSADA-ANTICIPATED AGENCY/PROGRAM OUTPUTS FOR 2007

To Shelter 120 unduplicated families in our emergency shelter program.

To House 6 families in Posada's Transitional Rural Initiative Project.

To House 20 families using Section Eight Vouchers through SHHP and the Pueblo Housing Authority.

To House 16 families with disabilities through the Permanent Supportive Housing Project.

To Serve 2,500 unduplicated individuals in Posada's supportive services program.

To Maintain 40 units of housing in Posada's Rio Sacramento apartments and 4 units at 724 East 5th Street.

To break ground for Via Don Carlos, a development of 30 houses and a community center for migrant farm workers.

To maintain services and housing for Katrina and Rita Evacuees who are in Pueblo County

To set up and operate a drop-in center for the HIV/AIDS population in Pueblo County.

Evaluation

Each of Posada's programs is evaluated annually through the Board. Posada also satisfies evaluation measures for external agencies, including the U.S. Department of Housing and Urban Development, the Colorado Housing and Finance Authority, the Colorado Division of Housing, and the Colorado Coalition for the Homeless. Posada provides quarterly reports to the City and County of Pueblo based on outcome based measurements. Statistical reports on units of service provided to homeless families and individuals are provided quarterly to Pueblo County United Way, and Pueblo County Department of Housing and Human Services and to the City of Pueblo Housing Department. All clients of Posada's programs and units of service are entered into the Homeless Management Information System (HMIS) as legislated by Congress through the Office of Housing and Urban Development.

Through Posada's case managers, we are able to track many clients as they progress toward independent living or as they obtain care that allows them to avoid homelessness.

In addition, Posada takes several steps to obtain feedback from its clients, including:

- Two positions available on the Posada Board for people who are currently homeless.
- A comment box available in Posada's lobby and comments are reviewed at Posada's weekly staff meetings
- Exit interviews conducted with each family in Posada's emergency shelter and transitional housing programs.

NEEDS OF PUBLIC HOUSING

HOUSING AUTHORITY OF THE CITY OF PUEBLO (HACP)

The mission of the Housing Authority of the City of Pueblo is to provide low-income families, the elderly, and handicapped individuals with decent, safe and affordable housing. In addition, a strong effort will be made to:

- Ensure equal opportunity in housing;
- Promote family self-sufficiency;
- Continue on-going collaborative efforts with other local agencies and the City of Pueblo to improve the quality of life within the community;
- Strive to provide job training, employment, and home ownership opportunities for public housing and Section 8 residents.

Funding for the HACP is provided by the United States Department of Housing and Urban Development (HUD) through its Capital Fund Program. The HACP hopes to receive \$1.3 Million in 2006 and is expecting to receive a similar amount in 2007 for its Capital Fund Program.

PUBLIC HOUSING RESIDENT INITIATIVES

With the support of the Board of Commissioners, the staff of the Housing Authority and the Central Resident Council continues to encourage tenant participation in various tenant initiatives such as family self-sufficiency, community service and job training. In addition to the Resident Council, the Housing Authority has created a Resident Advisory Board. This Board's primary function will be to take an active role during the planning stages of the Annual Plan and the Five Year Plan. The Resident Council will continue to meet periodically and work closely with the HACP regarding tenant issues or housing issues. The overall objective is to develop an on-going working relationship with the resident population and provide them with quality housing coupled with good service. To coordinate these activities, the HACP has hired a Resident Development Coordinator and a Resident Initiative Coordinator.

The Family Self Sufficiency (FSS) program has been in place since early 1993. The

program offers public housing residents and Housing Choice Voucher (Section 8) families a savings program, counseling and an opportunity to receive job training and education to learn the skills necessary to become gainfully employed. The program is a five year long process and upon successfully completing the program, a certificate of completion is awarded to the graduates. A critical component of the FSS program offers the participant an opportunity to participate in a money saving program in the way of an escrow account. Traditionally, as the income of a household increases, so does the rent by a proportionate amount. The FSS program allows the difference between the old rent amount and the proposed higher rent amount to be placed into an escrow account on behalf of the FSS participant. So, instead of the housing authority benefiting from the rent increase, the increase is deposited into the participant's escrow account. Upon graduation from the FSS program, the participant receives the amount that has accumulated in the escrow account. The money can be used as a security deposit for private rental apartment or towards the down payment for a home of their own. The objective of the program is to assist the participants to become self-sufficient so they will no longer require assistance from the government. The program has successfully graduated 117 families since 1993 with 59 families currently enrolled.

The Central Resident Council holds monthly meetings whereby staff responds to any concerns and also updates the Council on management, maintenance and safety issues. The function of the Resident Advisory Board is to help gather input from residents to determine and to prioritize the "physical needs" within public housing that require repairs or replacement such as windows, doors, sidewalks, etc. This information then becomes an integral component of the Annual Plan and budget known as the Capital Fund Program. The plan is submitted to HUD for review and approval for additional funding in order to respond to these needs. The annual planning and budgeting process requires a public hearing, which is held annually 45 days after a notice for the public hearing is advertised. Normally the public hearing is held in December. The final plan must be approved by the Board of Commissioners of the HACP and then is submitted to HUD for approval. In addition, the City Manager must certify that the HACP's Annual Plan is consistent with the City's Consolidated Plan.

There is still a great need in Pueblo for houses in an affordable price range for families earning below the area median income of \$45,000. The Housing Authority will provide home ownership opportunities for their residents as funds for replacement housing become available; or working families are referred to other agencies, such as NeighborWorks, Inc., that offer home ownership opportunities. The Housing Authority has converted 32 of its working low-income renters into home owners since 1994. As the opportunity for home ownership becomes available, working families residing in public housing and those in the Housing Choice Voucher Program will be notified by mail. Those interested will be qualified and processed for the possibility of becoming a home owner. Each participating family may receive assistance for closing costs as well as money management and home maintenance training.

Capital Fund Program (CFP) strategies undertaken to coincide with the Consolidated Plan include the upgrading of public housing dwellings in order to provide safe and decent housing for public housing residents. The exterior rehabilitation of public housing stock that takes place will enhance the appearance of the neighborhood as well. For 2006, an annual budget of \$1,205,397 in federal funds will be expended towards the management needs and upgrading or rehabilitation of public housing rental units. This action allows the HACP to maintain the condition of its rental stock to HUD's Housing Quality Standards.

PUBLIC HOUSING DEVELOPMENT

The waiting list on October 25, 2006, was at 1,856 low-and very low-income families. The Housing Authority will make every effort to secure funding from HUD and the City of Pueblo through its Community Block Grants funds for the development and/or acquisition of additional rentals. This objective is to respond to the limited number of affordable rentals within the agency's jurisdictional boundaries. In addition, to help augment the needs for housing assistance for low-income families within the community, application will be made to HUD as additional vouchers become available. The HACP is also proposing to submit a Demolition/Disposition Application to HUD by the end of 2007 or early 2008. If approved, the HACP would be authorized to demolish the Sangre de Cristo Apartments and replace with new units. This development was built in 1953 and

originally consisted of 224 public housing units. Since that time 12 units were demolished in order to widen Prairie Avenue. To date, those 12 units have not been replaced. Recently, the staff and the Board came into agreement that a demolition and replacement process would greatly benefit the residents living there as well as the surrounding community and the HACP. The development is obsolete and too old to rehabilitate and does not meet current day housing standards to make it cost effective. It is time to consider the wellness of the residents and provide them with a more current and energy efficient living environment. The new development would be a place the residents would be proud to call home. Along with a HOPE 6 Grant from HUD, if available, the HACP is considering applying for Low-Income Housing Tax Credits to help pay for the replacement of the demolished units. HOPE 6 would help with the cost of demolition and the relocation of the Sangre de Cristo residents. To help with the cost of relocation, the HACP would request Housing Choice Vouchers as well. The residents would then have a choice of relocating to an available public housing unit or a voucher. The demolition would not begin until such time the HACP receives approval from HUD and obtains funds, including any necessary bank financing, to accomplish the demolition and the replacement program. It is anticipated that if funds are procured for this purpose, that the new project would be completed within two years after funding is secured. The end result would include approximately 150 units of new construction at the current Sangre de Cristo site , 18 at a HACP owned site on the east side of the city and approximately 44 units at a site also on the east side of the city known as Oakshire Hills. The end product may include public housing units, Low-Income Housing Tax Credit units, market rate units and possibly a home ownership component.

See Exhibit IV for the PHA inventory list.

ANTI-POVERTY STRATEGY

The City of Pueblo has strategically taken a number of steps to reduce the number of households with incomes below the poverty line by coordinating efforts to assist residents of the community to improve their employability, living environment and quality of life.

In 2003, the City and County created the City/County Partnership. The City and the County ran separate committees, until this time, for the allocation of general revenue from each entity. Human service needs are evaluated and prioritized annually during the adoption of the annual budget. The funding of human service agencies are prioritized and financed through the General Fund. In 2007, 45 agencies will receive \$1.8 million of combined funding from the City and County (info not yet available).

A working cooperation has been established with all appropriate departments and with the non-profit agencies in the community. The Department of Housing and Citizen Services works with many agencies to address some of the poverty problems. Linkages, technical assistance and/or financial help exists with Pueblo Housing Authority, Posada, Neighbor Works of Pueblo (formerly known as NHS), Colorado Bluesky Enterprises, Spanish Peaks Mental Health, Senior Resource Development Agency, Habitat for Humanity, Catholic Charities, and the County's Housing and Human Services Department. In addition, these human service activities will either enhance the City's efforts to maintain economically viable, decent and safe low-moderate income neighborhoods or support critical housing needs. The City of Pueblo will use CDBG funds on several of the stated priorities of the Consolidated Plan.

The City of Pueblo will enter into a formal agreement with local non-profit housing agencies that will act as the local Community Housing Development Organization (CHDO) to address primary needs of their targeted areas:

- Increase investment in housing owned, developed or sponsored by CHDOs and thereby increase the amount of affordable housing to the low-income neighborhoods .

In response to the decline in the housing stock conditions in the older neighborhoods , the City of Pueblo will contribute \$370,948 of HOME funds for housing rehab and new housing construction in older neighborhoods.

All appropriate funding sources, including general funds, CDBG, HOME and others, are being utilized by the various agencies to help in the anti-poverty effort.

**STRATEGIES AND ACTIONS PROPOSED TO EVALUATE AND REDUCE LEAD
BASED PAINT HAZARDS**

The U.S. Department of Housing and Urban Development (HUD) promulgated a new regulation on September 15, 1999 establishing requirements for notification, evaluation and reduction of lead-based paint hazards in federally owned residential property and housing receiving federal assistance.

The City of Pueblo estimates that the Lead Safe Housing Regulation may cover as many as 100 or more units in this jurisdiction per year. Of these, we estimate that about 75 will require testing and potentially, hazard reduction. Based on the number of units covered and the current capacity, the City of Pueblo has identified the following capacity needs:

- For units receiving Section 8 Project Based Assistance, three maintenance/rehabilitation workers and three Sampling Technicians (ST) for clearance examinations will be needed.
- Tenant Based Rental Assistance, three maintenance/rehabilitation workers and three ST for clearance examinations will be needed.
- For Rehabilitation Assistance, two inspectors/risk assessor, five trained maintenance/rehabilitation workers, two ST and five certified abatement workers/supervisors will be needed
- For Public Housing, three trained maintenance/rehabilitation workers and three certified abatement workers/supervisors will be needed.
- For Acquisition, leasing, support services or operation, two inspectors/risk assessor and three certified abatement workers/supervisors will be needed.

The jurisdiction has located an accredited training provider within a reasonable distance to provide training to personnel and in addition, will look at other providers for certification.

1. The jurisdiction has offered and will continue to offer training within a reasonable distance to individuals who will make a commitment to provide lead-related services to individuals or entities within the jurisdiction.
2. The jurisdiction will market training courses to ensure that attendance at training sessions is adequate.
3. The jurisdiction will coordinate with the State or EPA agency responsible for certifying lead-based paint personnel, other agencies and jurisdiction to achieve the goals of this plan. The jurisdiction will share information to identify and train a pool of contractors, inspectors, risk assessors, supervisors, workers and sampling technicians to serve the area.
4. Efforts will be made to coordinate with the local HUD lead hazard control grantees to promote training opportunities and identifying grantee services that can be expanded or shifted to include serving the agency or the jurisdiction such as using a risk assessor from our staff to review and approve sampling technician reports from other agencies.
5. Efforts will be made to prioritize assisted housing with the greatest risks and greatest opportunity, such as older units occupied by children under seven, or likely to be occupied by children under seven.
6. The jurisdiction will keep records and maintain documentation of the efforts and activities performed to achieve the goals of this plan.
7. Additional training will be done for personnel and contractors to accomplish these goals.

The City of Pueblo increased the level of funding per rehabilitation taking into account the possible costs of lead abatement. The intent is to assist property owners to attain lead safe housing for up to 10 housing units during the course of the year. The City also provides soil testing and interim control landscaping services to address lead in soil. Broad-based community outreach and education services are employed to prevent

childhood lead poisoning by raising awareness, changing behavior and connecting people with resources. Priority is given to low or very low-income families with children ages six and under.

LEAD-BASED PAINT-HOUSING AUTHORITY of the CITY OF PUEBLO (HACP)

The Housing Authority is in full compliance with the HUD requirements.

LEAD-BASED PAINT-PUEBLO CITY-COUNTY HEALTH DEPARTMENT

Although 70% of the housing units in the City of Pueblo are target housing, only two cases of childhood elevated blood levels have been noted this year by the City-County Health Department

The Department notifies all program applicants in written form of the possibilities of lead-based hazards in their dwellings.

The City-County Health Department offers free lead-based paint inspections if there are signs of elevated lead blood levels. They also encourage all local physicians to check all children under 10 years of age for lead poisoning, blood lead levels and over exposure.

OTHER ACTIONS

The City has a good network of supportive agencies to carry out the affordable housing strategies, and no gaps were identified in the system. Therefore, the City does not propose to take any remedial actions. Agencies and public comments indicated a need for the existing agencies to increase the level of service that is currently being provided. The agencies listed on the Agency Area of Service Table indicates various strategies to help implement the Community Development Plan. Many are participating with the City to address the housing needs as stated in the Consolidated Plan.

AGENCY AREA OF SERVICE TABLE

	<u>Homeless</u>	<u>Rehab</u>	<u>Public Housing</u>	<u>Special Needs</u>
Posada	X			X
YWCA	X			X
Way Side Cross Mission	X			X
Salvation Army	X			X
Cooperative Care Center	X			X
Senior Resource Development Agency SRDA				X
Area Agency on Aging				X
Pueblo Housing Authority			X	
City of Pueblo Dept. of Housing & Citizen Services		X		
Pueblo County Department of Housing and Human Services		X		
Community Soup Kitchen	X			X
United Way	X			X
Colorado Bluesky Enterprises				X
Spanish Peaks				X
NeighborWorks of Pueblo		X		
CHFA--Private Activity Bonds		X		
CDBG	X	X		X

	<u>Homeless</u>	<u>Rehab</u>	<u>Public Housing</u>	<u>Special Needs</u>
HOME		X		X
Pueblo Diversified Industries (PDI)				x
Crossroads Managed Care				X
ESG	X			
State Division of Housing	X	X		
Pueblo Community Health Center				X
Interfaith Hospitality Network	X			
Department of Social Services				X

COORDINATION BY OTHERS TO IMPLEMENT PLAN

City and County Local Governments. The City of Pueblo is an Entitlement City and receives funding from HUD through the Community Development Block Grant Program. In 1992, the City of Pueblo became a Participating Jurisdiction under the HOME Investment Partnership Act, and receives HOME funds. The County and the City joined forces in 2001 and created the Housing Development Loan Fund (HDLF). The City's contributions were to be from HOME funds, and the County's contributions were a combination of HOME and general revenue funds. The Loan Fund was not renewed in 2006, various staffing changes at the County and the continuing budget shortfalls have made it difficult to revive. County funding for the Loan Fund normally came from the its general fund. The City and County collaborate by allocating their respective Private Activity Bond allocations to the Colorado Housing Finance Authority for use in the MRB Program. These funds are then targeted for the Pueblo community.

The local governments will serve as the lead in implementing the housing strategies within each jurisdiction's boundaries. The City of Pueblo's Department of Housing and Citizen Services will oversee non-PHA housing needs in the corporate limits of the City. The Pueblo County Department of Housing and Human Services will oversee housing needs in the rural areas of Pueblo County. For purposes of obtaining HOME funds, a Consortium Agreement has been signed to implement HOME Programs in the City of Pueblo and Pueblo County areas. Pueblo County will concentrate on owner-occupied housing rehabilitation needs for their geographical area. The City of Pueblo will continue rehabilitation, homeownership and the financing of affordable rental projects.

NEIGHBORWORKS OF PUEBLO

Neighborhood Housing Services of Pueblo, Inc., doing business as NeighborWorks (NW), has moved into the Bessemer neighborhood and provides an array of products to that neighborhood. The agency has been supported by the City with CDBG funds since 1978, however, with the move to make more funds available to brick and mortar projects, funding for the agency has been cut over the years and has not resumed prior year levels. NW activities include homeownership opportunities (housing and budget counseling, down-payment assistance), low interest loans for housing rehabilitation and programs

designed to revitalize target neighborhoods. NW has initiated a tool lending library for the neighborhood.

The City anticipates providing HOME funding to NW to run a owner rehabilitation program in their target area of Bessemer. CSAC awarded NW \$XXXX for their housing and budget counseling program.

NEIGHBORHOOD ASSOCIATIONS

The City of Pueblo has been very active in assisting to organize residents of low-income neighborhoods to develop neighborhood associations. Three such groups that now exist are the Bessemer Association for Neighborhood Development (BAND), Eastside Neighborhood Association (ENA), and the Hyde Park Neighborhood Association.

In 2004, the City adopted neighborhood plans for the above neighborhoods. Funding for 2006 was based on applications being consistent not only with the Consolidated Plan but also with the neighborhood plans.

HOUSING SERVICES PROVIDERS

There are several housing organizations located within Pueblo County, which will provide housing delivery assistance for the homeless, and clothing, food, home care and transportation for the special needs population. These agencies are: Posada; Catholic Charities; Interfaith Hospitality Network; Pueblo Soup Kitchen; Wayside Cross Mission; Salvation Army, Cooperative Care; as well as many area churches. Many of these organizations will also be involved in the delivery of the housing needs.

OTHER NON-PROFIT HOUSING CORPORATIONS

Several non-profit agencies for housing counseling (NW, Catholic Charities, Consumer Credit Counseling Services), developmental disabilities (Colorado Bluesky Enterprises, Pueblo Diversified Industries), battered women and other supportive special populations needs (YWCA, Spanish Peaks Mental Health, Center for Disabilities, Pueblo Community Health Center, Crossroads Managed Care, Southern Colorado AIDS Project) will be involved in the delivery of housing needs.

PRIVATE LENDERS

This group includes the commercial banks, credit unions and mortgage companies. The larger mortgage lenders continue to participate with the City of Pueblo Downpayment Assistant Program. The majority of local lenders participate in CHFA's MRB Program. Wells Fargo Home Mortgage will continue to participate in CHFA's Home Access Program, which provides low interest loans (0%-6%) to disabled individuals.

FOUNDATIONS

The Southern Colorado Foundation, El Pomar and the Packard Foundation are the major players in our area. Local agencies do receive funds from other sources. The Funder's Group, which is a loose affiliation of local funders provides training and a once a year workshop to local agencies on how to apply for funding. The workshop brings local and outside funders to Pueblo, so that the agencies can have an opportunity to meet with foundation representatives. The Pueblo Public Library has added grant writing classes and a section to research available grants.

RELEVANT PUBLIC POLICIES

Current public policies appear to have no major effect on the costs or incentives to develop, maintain or improve affordable housing in the Pueblo County area. To reduce the constraints and barriers to implement the housing strategies detailed in the Consolidated Plan, actions by local government as well as the private sector, will be taken as they arise. The City of Pueblo and the County have representatives that sit on the Fair Housing Task Force, which oversees fair housing constraints in real estate, lending, and the development of housing. There is ongoing review of public policies to identify those policies that adversely affect affordable housing development.

In 2002, CDBG funds were awarded for review of the land use ordinances. The City hired a consultant to undertake a review of the land use ordinances, especially as they affected the older neighborhoods. The review has been completed and the proposed ordinance changes are being reviewed by the City Attorney's Office before going to Council for approval. It is anticipated that the new ordinance will provide more flexibility to neighborhoods in the "Y", with specific effects on the Bessemer neighborhood. The changes should be in effect in the first or second quarter of 2007.

HOUSING NEEDS OF THE ELDERLY

Home ownership among Pueblo's senior population is up and long-term residency over the last 15 years has also increased. Ninety-one percent of all seniors have been living in Pueblo for fifteen or more years and a large percentage (74 percent) have been living at the same address for as many years. The great majority has no immediate plans for moving during the next five years. Of those thinking of moving, the reasons cited were: house is too large (4%); house is too expensive to maintain (4%); a desire to move closer to other family members (3%); and, maintaining the house is too much work (2%). Ninety percent plan to be living in Pueblo five years from now; most seniors rated their neighborhood as good place to live (78%); and, another segment rated their neighborhood as fair.

Income has an effect upon homeownership, with regard to the senior population. While almost all respondents except the poorest lived in single-family homes, those respondents living on \$600 or less per month were most likely to be living in mobile homes (18%). This lowest income group was also least likely to own their own homes (61%) and much more likely to be renting (21%).

Members of the poorest income group were much more likely to have thought of moving in the next five years (40 percent compared to 15 percent of middle- and upper-income respondents). Reasons cited for thinking of moving are reflected above (*Information taken from The Pueblo County Senior Survey, May 1997*).

Seniors often cite a need for assistance in maintaining their homes. This includes help with chores such as lawn and yard work to the general upkeep of the home, both inside

and out. The reasons for needing this help generally fall within two categories, either driven by a lack of the necessary funds or due to poor or challenged health. New survey is currently being put together and new findings should be available in 2007.

BARRIERS TO AFFORDABLE HOUSING & RELEVANT PUBLIC POLICIES

No public policies were identified as having a negative effect upon the availability of affordable housing; therefore, the City does not propose any such reform steps. There are no court orders or HUD imposed sanctions that affect the provisions of assisted housing or fair housing remedies. The City has completed conducting a review of its ordinances for older neighborhoods and anticipates passing new ordinances that would allow for greater uses in the “Y” neighborhoods.

FAIR HOUSING

The City of Pueblo, Pueblo County and about 15 others (representatives of banks, realtors, builders and other non-profits) are all members of the Fair Housing Task Force. The Fair Housing Task Force meets every two months to discuss housing issues, needs and gaps.

In order to attract eligible persons from all racial, ethnic, and gender groups to the available housing programs, the Pueblo Consortium will make good faith efforts by:

1. Using locally produced brochures to disseminate information to the public via churches, employment centers and other housing agencies.
2. Using the EHO logo or slogan in press releases and written brochures that advertise the programs.
3. Using housing advocate agencies such as Bluesky, Posada, SRDA, Catholic Charities and other community housing advocates to disseminate information.
4. Periodically, assess the affirmative marketing efforts following advertisements.

The update to the *Analysis of Impediments to Fair Housing*, was completed on September 8, 2001. The City anticipated completing an impediment study in 2006, however, do to

funding cuts and staff lay-offs the study could not be completed.

The primary housing complaint received by this Department has to do with deposits and evictions. The calls are forwarded to the Colorado Civil Rights Division. The Pueblo Human Relations Committee also responds to housing complaints and in 2006 responded to two housing issues.

MONITORING

HOUSING

For fiscal period March 1, 2007 to February 29, 2008, The City of Pueblo intends to use the existing housing delivery system to achieve its production and service goals. While this will include managing some in-house programs, many programs and services will be contracted out to sub-grantees. For specific development projects, funds will be allocated to eligible projects on a competitive basis. Pueblo has had a very successful history of managing housing programs in this way. The City monitors housing rehabilitation, new construction activity and all other community development activities carried out by sub-recipients on an annual monitoring schedule created to ensure compliance with applicable HUD laws, regulations and program guidelines. The monitoring process also includes an ongoing review of production levels as benchmarked in the Five-Year Consolidated Plan. On a regular basis, the City reviews applications for specific project funding, reviewing all available funds against the needs of projects in the pipeline. This is in addition to reviewing project feasibility, providing technical assistance, and monitoring the progress of projects under construction on an on-going basis. On a monthly basis, the City reviews all sub-grantee operating expenses by examining bills and supporting documentation for monthly program expenditures, including administrative and construction costs. Quarterly, the City comprehensively reviews sub-recipient performance levels; reviews overall performance against goals, as well as analyze consolidated budget statements. Annually, the City conducts regular ongoing field monitoring of the units funded through the HOME Program, and other federally funded programs to ensure compliance with program goals and federal regulations. Fund source monitoring will be conducted.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CITIZEN PARTICIPATION

The Consolidated Plan regulations stipulate that grantees meet certain minimal citizen participation requirements that detail the community's procedures for involving the public in its program planning and implementation. The City of Pueblo's Department of Housing and Citizen Services (DHCS) is the lead agency charged with the preparation of the Annual Action Plan for the Consolidated Plan for fiscal year 2007. Under the federal regulations, a local government must adopt an annual plan update with at least two public meetings, with one of the meetings during the planning stage. Presently, for the CDBG program the City of Pueblo follows the Citizens' Participation Plan amended June 2004, as the basis to have CDBG citizen input into the Annual Action Plan 2006 and substantial amendments to the plan. Comments at these public meetings are considered when any amendments are made to the HOME program, which is the second major funding source of the Annual Action Plan. The purpose of all public meetings is for the City to conduct community needs assessments and to gather input from community members on the priority service and public improvements needed in Pueblo.

The City held two public hearings to listen to requests and comments from the community on the use of CDBG and HOME funds. The meetings were held on August 29 and 30. Public notices about the hearings were placed in *The Pueblo Chieftain*, and the schedule of meetings was posted on the City's website. In addition to the above meetings, a televised public hearing was conducted on December 11, 2006, in the City Council Chambers located at City Hall.

The public comment period on the draft of the One-Year Action Plan was from November 7, through December 11, 2006. At the December 11, City Council meeting a public hearing was held to discuss the drafted Plan. Publication of the projects and programs to be funded were published in the local newspaper for the 30-day comment period. See Exhibit V for comments received from the public.

In addition to the public meetings, the City of Pueblo requested specific data and narratives from the various housing agencies to allow more documentation on quantifying needs and barriers, and strategies to address the housing and related support issues in the following areas: Public Housing; Homelessness; Special Populations; Affordable

Housing.

The 2005-2009 Consolidated Plan contains those narratives from the various agencies. Written comments and the commentary from the public hearings and 30-day comment period was reviewed by the lead agency, DHCS and submitted to City Council at the December 11, 2006 meeting. Any amendments will be added to the Annual Action Plan for the Consolidated Plan and City Council of Pueblo will approve the final draft for submission to the Department of Housing and Urban Development (HUD) 45 days before the end of the program year.

The Citizen's Participation Plan will be amended in December of 2006. The primary change is that the Citizen's Advisory Committee will make recommendations on CDBG projects only and Housing Staff will make the funding recommendations for HOME.

FLOAT-FUNDED ACTIVITIES

For the time frame March 1, 2007 to February 29, 2008, it is anticipated that there will be no float-funded activities.

LOCATIONS

To allow citizens to determine the degree to which they may be affected, the Department of Housing and Citizen Services has devised a spreadsheet by neighborhood category and recommended funding amounts determined by the CDBG Citizens Advisory Committee. The proposed project breakdown for March 1, 2007 to February 29, 2008 is summarized as follows:

\$240,479 for the Eastside Neighborhood;
\$60,000 for the Hyde Park Neighborhood;
\$120,000 for the Bessemer Neighborhood;
\$744,925 for Citywide projects;
\$303,850 for Administration.

URGENT NEEDS

It is anticipated that there will be no urgent needs projects over the next CDBG period since they are typically designed to alleviate a serious and immediate threat to the health or welfare of a community resulting from a catastrophic event.

HOME PROGRAM RESOURCES AND OTHER PROGRAM RESOURCES

The Pueblo Consortium anticipates receiving \$822,776 in HOME funds for FY 2007, however, this amount may change dependent on Congressional appropriations. The difference between the allocation and the budgeted amount, if any, will be added to the Rehab/Infill/New Construction Program. It is assumed that excluding administrative funds, approximately \$740,498 in HOME funds will be available to address housing needs for program year 2007.

RESOURCES

HOME Investment Partnership Program (HOME)	\$822,776
Program Income	\$10,000
Total	\$832,776

The funds detailed above are expected to leverage, at a minimum, over \$7 Million in private, state agency, local government, and other federal funds in addressing the priorities and completing the proposed activities.

The Pueblo Consortium is no longer exempt from the match as per CPD Notice 04-06. This CPD notice expired in June 4, 2005, however, no new notice has been issued. HOME projects will be underwritten to accordance with the match requirements.

Activities and One-Year Goals to Address Needs

The HOME Program provides funds: to acquire, construct, or rehabilitate affordable housing. In 2007, the City will institute a tenant based rental assistance program (TBRA). The program will provide funding to individuals that are part of a case management program that are transitioning out of homelessness and/or are mentally ill. The City anticipates partnering with Posada. The City's primary homeless services provider. The Consolidated Plan is being amended to reflect this change.

Assistance may be provided for rental housing or to promote home ownership. Any

activity that qualifies under the HOME Final Rule, sections 24 CFR 92.205-209, may be financed by the Consortium's HOME Program, provided it is consistent with the Consolidated Plan and this Action Plan.

Based on past experience, the Consortium anticipates requests for HOME funds for all eligible activity types, including, acquisition for homeownership, rehabilitation of owner-occupied units, rental housing production and rehabilitation, homeownership production.

DISTRIBUTION METHOD

The Pueblo Consortium started a notice of funding availability process and a request for proposals competitive process in FY 2001, and plans to continue the process in 2007. The competitive process was created in response to increased requests from not for profit and for profit developers of affordable housing.

The Housing and Community Development Act of 1992 amended NAHA to permit jurisdictions to utilize up to 10 percent of each allocation of funds as reimbursement for administrative costs, and to utilize up to five percent of each allocation of funds for CHDO operating expenses. The Consortium reserves the right to utilize these funds, as it deems necessary.

The Consortium cannot predetermine the use of all HOME funds by activity or tenure type. The amount of funds allocated for each activity or tenure type will be based on the applications submitted, the competitive criteria described in the next section, and the extent to which proposals are consistent with the priorities identified in this Plan.

The Projects will be selected by a competitive process. To the extent that feasible, highly competitive applications are received, the Consortium will allocate available program resources to meet housing needs in the "Y" area within the City and throughout Pueblo county as determined by the County as per the Consortium Agreement. Applications that will produce a quality housing product that most efficiently provides the greatest number of units for the longest period of time, for the lowest-income Puebloans, and which respond to a strategy to address housing needs, will have the greatest likelihood of being funded. In addition, projects which by its location will de-concentrate poverty, will receive

additional points.

COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO)

The Consortium will reserve a minimum of 15 percent of the total amount of HOME funds that it receives for CHDOs, in accordance with provisions of the National Affordable Housing Act of 1990. CHDOs apply to the Consortium to develop, sponsor, or own projects, and will be eligible to undertake any eligible activity in accordance with 24 CFR Part 92 Subpart G (Community Housing Development Organizations).

We have seen little CHDO activity in the area of housing development. in the past year. We anticipate a similar trend in 2007. Several of our CHDOs are completing projects and beginning to manage them and do not foresee undertaking a new project in the near future. We are also seeing past CHDOs unable to be re-certified as a result of their board make-up. They state that it is becoming more challenging to recruit board members and that they have an especially hard time recruiting members to represent the low- to moderate-income community.

HOME BUYER RESALE/RECAPTURE PROVISIONS

When HOME Program funds are used to assist a household in the purchase of a unit, restrictions will be placed on the unit to ensure compliance with the resale and recapture requirements described in 24 CFR 92.254(a)(5), as amended through September 16, 1996. This section sets forth the method that will be used by the Consortium to enforce these requirements.

Individual units purchased, which received down payment and closing cost assistance or rehabilitated will be secured by means of a mortgage. The period of affordability is that set forth in 24 CFR Part 92.254. If the housing does not continue to be the principal residence of the assisted household, the mortgage will require repayment of the HOME funds initially provided to purchase the unit as per 24 CFR Part 92.254(a)(5)(ii), if there are funds available upon sale.

In some cases, where HOME funding is used for the development of home ownership units, the City will secure the investment of HOME funds by means of deed restrictions

(instead of recapture provision) that ensure that housing assisted with HOME funds is sold only to- low-income households during the affordability period. The re-sale restriction on these projects will be as per 24 CFR 92.254(a)(5)(i).

REFINANCING EXISTING DEBT

The Consortium does not permit the use of HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

AFFIRMATIVE MARKETING AND MINORITY- AND WOMEN-OWNED BUSINESS OUTREACH

The Consortium requires that sponsors responding to NOFA/RFPs certify that they will comply with all local, state and federal equal opportunity, fair housing, and affirmative marketing requirements. Additionally, we waive formal performance and payment requirements on smaller housing rehabilitation projects less than \$25,000, except for general business insurance and compliance with local licensing requirements, thereby assisting smaller businesses.

EQUAL OPPORTUNITY AND FAIR HOUSING

All applicants are required to certify that they will administer projects in accordance with the requirements concerning equal opportunity and fair housing, including provisions regarding age discrimination, equal employment opportunity, as described in 24 CFR 92.351 (Affirmative Marketing).

All project sponsors will be required to submit an affirmative marketing plan, which describes measures that will be taken to comply with the policies and procedures, described above. Project sponsor compliance in these areas will be monitored as appropriate to the plan submitted.

MONITORING

The City of Pueblo monitors for both the City and the County of Pueblo (unless otherwise agreed upon on a per project basis).

PROJECT DEVELOPERS AND SPONSORS

Selection - The Department of Housing and Citizen Services (DHCS) reviews funding applications to ensure compliance with the statutory provisions regarding: project eligibility; fiscal and development/management capability; proposed tenancy of assisted projects; undertaking of affirmative fair housing, equal opportunity, drug-free environment, and other requirements under NAHA; housing quality, lead-based paint standards, and building code compliance; Federal and State environmental review; and prior audit history.

Construction Monitoring – DHCS monitoring includes the review of disbursement requests for payment of construction draws on the construction amount of the project award; retainage amounts of unfinished work; and periodic inspection of the construction activity and appropriate follow-up. Upon completion, documentation of HQS or local housing code compliance will be assembled for each project or HOME assisted unit.

Post Construction Monitoring includes the annual review of affirmative marketing guidelines under 24 CFR 92.351(a). Implementation of affirmative marketing plans is reviewed through a series of interview or survey questions regarding tenant selection procedures, the waiting list, advertising, and the composition of the project. If the review occurs as part of a site visit, files are also reviewed.

HOME rental projects are subject to periodic on-site and desk audits to ensure ongoing compliance with HOME regulations involving tenant and income eligibility, rents charged, housing quality, file maintenance and financial reporting. These monitoring activities are performed by the various staff members assigned particular tasks.

A contractually enforceable instrument is executed, and recorded, which may restrict title to the real property for each project. Subject to the laws of bankruptcy and the rights of senior creditors. It is enforceable in the event of default by recourse to the project for non-compliance with statutory or regulatory requirements, including any unapproved proposed resale or refinancing of the project.

EXHIBIT I
IDIS REPORTS

EXHIBIT II
MAPS

EXHIBIT III
POINT IN TIME COUNT

HOMELESS INDIVIDUALS*						
		2004 ESTIMATED NEED	2005 INCREASE IN NEED	CURRENT INVENTORY	UNMET NEED/GAP	RELATIVE PRIORITY
BEDS/UNITS	Emergency Shelter	435	526	49	477	H
	Transitional Shelter	217	262	31	231	H
	Permanent Supportive Housing	217	262	42	220	M
	TOTAL:	869	1051	122	929	
SUPPORTIVE SERVICES SLOTS	Job Training	304	368	44	324	H
	Case Management	807	976	88	888	H
	Substance Abuse Treatment	363	439	38	401	H
	Mental Health Care	694	839	69	770	H
	Housing – Permanent	217	262	10	252	H
	Life Skills Training	348	421	50	371	H
	Other: Transportation	382	462	0	462	H
	Other: Legal Advocacy	174	210	5	205	H
SUB- POPULATIONS	Chronic Substance Abuse	651	787	28	759	H
	Seriously Mentally Ill	391	473	5	468	H
	Dually Diagnosed (#s 1 & 2, above)	229	277	0	277	H
	Veterans	138	167	75	92	L
	Persons with HIV/AIDS	131	158	3	155	H
	Victims of Domestic Violence	351	424	6	418	H
	Youth	483	584	0	584	H
	Other: Physically Disabled	110	133	10	123	H

HOMELESS FAMILIES WITH CHILDREN*						
		2004 ESTIMATED NEED	2005 INCREASE IN NEED	CURRENT INVENTORY	UNMET NEED/GAP	RELATIVE PRIORITY
BEDS/UNITS	Emergency Shelter	1097	1326	199	1127	H
	Transitional Shelter	293	354	36	318	H
	Permanent Supportive Housing	73	88	0	88	H
	TOTAL:	1,463	1,769	235	1534	
SUPPORTIVE SERVICES SLOTS	Job Training	658	796	150	646	M
	Case Management	1,463	1769	232	1537	H
	Child Care	604	730	70	660	H
	Substance Abuse Treatment	483	584	16	568	H
	Mental Health Care	1024	1238	149	1089	H
	Housing Placement	585	707	20	687	H
	Life Skills Training	658	796	170	626	M
	Other: Transportation	951	1150	150	1000	H
	Other: Legal Advocacy	658	796	45	751	H
SUB-POPULATIONS	Chronic Substance Abuse	149	180	0	180	H
	Seriously Mentally Ill	90	109	36	73	L
	Dually Diagnosed (#s 1 & 2, above)	61	74	0	74	H
	Veterans	124	150	6	144	H
	Persons with HIV/AIDS	37	45	3	42	H
	Victims of Domestic Violence	951	1150	125	1025	H
	Other: Physically Disabled	175	212	15	197	H

*Please note that the tabulation of the statewide homeless count was yet to be released at the time of the submission of this Plan. Guidance from the State Continuum of Care was to use 2005 numbers.

EXHIBIT IV
HOUSING AUTHORITY OF THE CITY OF PUEBLO
HOUSING INVENTORY LIST

EXHIBIT V
PUBLIC COMMENTS

PUBLIC COMMENTS

To date (November 1, 2006) no comments have been received by the Department of Housing and Citizen Services on the proposed CDBG and HOME projects.

EXHIBIT VI
CERTIFICATIONS

