



City of Pueblo

Consolidated Annual Performance Evaluation Report
March 1, 2006- February 28, 2007

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City of Pueblo
Consolidated Annual Performance Evaluation Report
Fiscal Year 2006-2007 (FY 2006-07)

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CONSOLIDATED PLAN
MISSION STATEMENT

The City of Pueblo and Pueblo County (Pueblo Consortium) are committed to maintaining and developing a livable urban community by assisting in the development of self-sufficiency and the reduction of poverty, using federal funds, which are principally for persons of low and moderate income.

Projects include street improvements, curb and gutters, parks, public facilities, public services, home ownership, housing rehabilitation, neighborhood improvements and economic development.

Each activity must meet one national objective:

- Benefit to low and moderate income persons (at least 70% of total funds)
- Eliminate or prevent slums and blight
- Meet urgent community development needs

EXECUTIVE SUMMARY

In October 2004, the City of Pueblo developed and adopted the Consolidated Plan for Federal Fiscal Years 2005-2009, as a planning document.

Each year the City is required to complete the Consolidated Annual Performance and Evaluation Report, commonly known as the CAPER. Its purpose is to report to the community and to HUD the actions that were taken in support and furtherance of the Five-Year Consolidated Plan and the One-Year Action Plan. This report intends to meet the reporting and compliance requirements of HUD. It will review the activities, actions and resources used between March 1, 2006 and Feb. 28, 2007, and those anticipated in the future. It will assess the effectiveness of CDBG/HOME resources.

Actions and uses of resources were in response to the needs identified in the Five-Year Consolidated Plan that was submitted to HUD in January 2004. Federal, State and Local funding programs available include:

- Home Investment Partnership Act (HOME)
- Community Development Block Grant (CDBG)
- Community Service Block Grant (CSBG)
- Emergency Shelter Grant (ESG)
- State of Colorado, Department of Local Affairs Division of Housing Funds
- Energy Saving Partners (E\$P) Program – Comprehensive Weatherization
- Crisis Intervention Program (CIP)
- Section 8 Housing Assistance Payment Program
- Public Housing Comprehensive Grant Program (PHCGP)
- HUD Section 202 Elderly
- HUD 811
- City and County General Funds
- City and County Private Activity Bonds
- Low Income Housing Tax Credits
- Private Lender Funds
- Foundations

Many of the goals of the Plan were met and surpassed, with some areas showing very little performance. Please refer to the tables in the Appendix for a breakout. This year HUD required the use of the aforementioned tables to report on goals and performance outcomes. However, the tables are not synchronized to the IDIS reports also found in the Appendix. For example, IDIS will not report partial completion of projects, nor does it report information on activities completed in furtherance of the Consolidated Plan that were not funded with CDBG or HOME dollars. Additionally, if a project was completed in January, February or March, which is the end of our program year, IDIS does not report on these activities. The system runs on a calendar year as opposed to our program year.

It is therefore more difficult to create a true picture of accomplishments from the varied reports. The narrative section is a truer measurement for performance achieved in the furtherance of the Plan, as well as the locally generate report on outcome performances found in the Appendix.

The City excelled in the area of rehabilitating and repairing rental housing for the low to moderate income population, by exceeding our goal by 370% (See Table 1C). We exceeded the condition of existing owner-occupied units by 400 units (Table 1C). The Weatherization program accounted for 352 of those home improvements. Infrastructure improvements are counted by the number of persons that benefited from the project. IDIS shows 502 individuals benefiting, however, since many of the projects are underway this is not an accurate count. The City completed 6 projects in 2006, composed of prior year and 2006 projects.

Under affordability of suitable living environments the City provided public services to 20,166 individuals, meeting 65% of the stated goals. The many services provided in compliance with the stated needs in the Plan were funded through various sources, and not solely CDBG or HOME. The one lagging number is for the provision of homeless shelter, with a goal of providing services to 3327 individuals, only 511 individuals were provided some form of housing, whether in the form of the battered women's shelter, or transitional/emergency shelter. Lack of funding is the leading deterrent to meeting the goals under this priority.

In the coming year, the City of Pueblo will continue to address areas listed in the Consolidated Plan for the Pueblo Consortium. The City will continue to identify housing issues, needs and available resources to address the housing needs for low and moderate-income persons.

ASSESSMENT OF FIVE-YEAR CONSOLIDATED PLAN GOALS AND OBJECTIVES

The City of Pueblo prepared its Five-Year Consolidated Plan in the summer and fall of 2004. It listed twelve priority areas:

- ▶ Renter households at 0-80% MFI with cost burden and/or substandard housing;
- ▶ Owner households at 0-80% MFI with cost burden;
- ▶ Homeless- transitional/permanent housing for homeless individuals and families;
- ▶ Homeless- Prevention for persons at risk of homelessness/essential services and supportive services for homeless individuals and families;
- ▶ Non-homeless special needs populations;
- ▶ Community Development Needs –Public Facilities;
- ▶ Community Development Needs – Infrastructure;
- ▶ Community Development Needs – Public Service Needs;
- ▶ Community Development Needs – Anti-crime Programs;
- ▶ Community Development Needs – Economic Development;
- ▶ Community Development Needs – Planning;
- ▶ Community Development Needs – Neighborhood Revitalization.

During the past year, the City has worked toward these priorities to address the needs throughout the City and County of Pueblo. Community Development Block Grants were made available in all eligible census tracts. CDBG is used to address those eligible portions of the plan, with additional funding for non-eligible projects and activities to be sought out by neighborhood associations in partnership with the City's Planning Department. The priorities funded were public facilities, public services and infrastructure projects. HOME funds were not geographically limited, in an effort to minimize the concentration of poverty in these three neighborhoods. In most, but not all cases, we have met our goals.

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

Objectives	Strategies	Accomplishments	Funding Resources
1. Rehabilitate existing multi-family units citywide.	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.
2. Support the development of rental housing for the elderly and disabled, especially those targeting extremely low and low income residents.	Support implementation of HACP programs to assist extremely low and low-income persons with Section 8 Vouchers/ Certificates and self-sufficiency programs.	Development of 50 units of rental housing at 10 units a year.	
3. Support capital improvements, rehabilitation and modernization projects to sustain and promote viability of HACP public housing complexes citywide.		Rehabilitation of 100 units of public housing in the five-year period.	
4. Promote affordable homeownership opportunities to first time buyers citywide.	Utilize HOME funds to provide down-payment assistance to first-time homebuyers	Provide down-payment assistance to 50 low-income households.	
5. Support the establishment of citywide rental property standards.	Support housing diversity by cost, style and type	Approved program.	

The projected five-year (2003-2007) goal is to assist 1,500 households on the Housing Authority of the City of Pueblo's (HACP) waiting list. In 2006, the agency assisted 363 households on the Public Housing and the Section 8 Housing Choice Voucher program. For 2007, the goal is to assist a minimum of 300 families off of the Authority's waiting list. The HACP administered 1,456 Housing Choice Vouchers in the year 2006.

As of the above date, The Authority owns and manages the following:

- 901 public housing units;
- 132 units of Section 8 new construction and;
- 18 units of farm labor housing.

In addition the HACP manages the following:

- 133 units under the Low-Income Housing Tax Credit program;
- 95 units of senior housing under the HUD Section 202 programs;

As of April 2007 there were 820 families on the waiting list for public housing and 1,849 on the Section 8 Housing Choice voucher waiting list.

The Capital Fund for 2006 provided the HACP an annual grant of \$1.3 million to improve public housing stock and management needs. This was a \$100,000 decrease from 2005. For the period, 65 public housing rental units were completely rehabilitated. The work included roof, flooring and window replacement, exterior painting, new cabinets, upgrading the parking areas, landscaping and the addition of storage sheds. An additional 39 public housing rental units underwent partial rehabilitation. The work varied in every unit but generally included some floor replacement, window replacement, upgrading the bathrooms and in some cases a sprinkler system was added. One of the units was completely converted to meet 504 and ADA requirements

In total the HACP rehabilitated 104 units, which exceeds their goal of 40 to 70 units per year.

The Housing Authority continues its Family Self-Sufficiency program to reduce the number of persons on public assistance and to provide a coordinated delivery of services among agencies and comprehensive case management for each participant so they can achieve economic self-sufficiency. A total of 137 families have completed the program since 1994 and 41 families are currently enrolled.

Average affordable rents in the Pueblo area were \$511 at the end of the 4th quarter of 2006, a decrease from the previous year. Vacancy rates had decreased to 2.2% by the 4th quarter also. The figures come from two reports published by the state's Department

of Local Affairs, The Affordable Apartment Vacancy & Rent Survey and the Colorado Multi-Family Housing and Vacancy and Rent Study. The addition of tax credit project we assume has made an impact in the affordable arena. This is hard to determine as not all projects contacted respond to the State survey. The vacancy rates are possibly the lowest in the past several years. We anticipate a tightening of the rental market as work gets underway on the Chemical Depot.

The Pueblo Village Apartment complex, which is a HAP project received preliminary approval in 2005 for HOME funding in the amount of \$400,000. The funds were to assist in the rehabilitation of a 128-unit complex. The previous owner's of the property prepaid their loan and opted out of the HUD HAP program. The Project was completed in the latter part of 2006.

The Village at Pueblo Apartments Phase II, which was approved for \$500,000 in HOME funding in 2005, began the construction of its 42-unit Low Income Housing Tax Credit complex. Phase II also included the playground to serve both phases of the project. This project is composed of 2 and 3 bedroom one-story duplexes that provide a one car garage to each unit.

Villa Andrea Apartments was awarded \$320,000 in HOME funds. Rehabilitation of this 32-unit complex was started in the fall of 2006. The rehabilitation included, both interior and exterior renovations, to include a new HVAC system, windows, cabinetry, appliances, in addition to other improvements. The Project will be completed in 2007.

The City provided HOME funds to 7 households for down-payment assistance. NeighborWorks of Pueblo provided 11 families with down-payment assistance.

Summary of Accomplishments under Priority One:

- | | |
|---|-----------|
| • Rehabilitation of 120 multi-family units/ 24 per year | 128 units |
| • Development of 50 rental units/ 10 per year | 42 units |
| • Rehabilitation of 100 public housing units | 104 units |
| • Downpayment assistance to 50 households | 18 units |

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.
	Provide subsidies to developers to encourage new construction of affordable single-family units.		
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.	Partner with other governmental agencies in leveraging funds for rehabilitation and repairs.	Property improvements/repairs of 100 owner-occupied at 20 units per year.	
	Continue working with local banks and lending organizations to provide leveraged funding for housing		

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. Support infill development of affordable single-family housing through subsidy of infrastructure improvements. Provide low cost or no cost vacant lots for homeownership.	Ten first time homebuyers assisted.	See previous page.
4. Rehabilitate owner-occupied single-family units citywide under an emergency repair program.	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. Support asset accumulation programs such as IDAs.	Twenty households assisted	

The following accomplishments took place in 2006 in support of the Five-Year Plan.

Habitat For Humanity of Pueblo, Inc. was awarded \$40,000 in CDBG and \$10,000 in general funds for the construction of housing for low-income families. They completed 2 homes and had 3 homes in the various stages of construction. Individuals served in families total 15. They have hired a new construction supervisor and volunteer coordinator. Habitat has had some challenges in getting families to complete

the paperwork for the program. Their workshops are fairly well attended, but many drop off after the initial contact. The past year they reported having problems recruiting volunteers or getting volunteers to return.

The Pueblo Consortium assisted two (7) homebuyers through the HOME Downpayment Assistance Program, both properties were in the city. The City's 2006 Private Activity Bond allocation of \$4.1 million was transferred to the Colorado Housing Finance Authority, which originated 53 loans in the amount of \$5,142,840.

Vacant Lot / In-Fill Activity - Two new homes were built in Bessemer on vacant infill lots acquired by DHCS during 2006, one by Habitat for Humanity of Pueblo and one by NeighborWorks of Pueblo. And, an additional in-fill lot located in Bessemer was transferred from the City of Pueblo to NeighborWorks of Pueblo for the creation of a new single-family home to benefit low-to-moderate first-time homebuyers. With another in-fill project in the works, the quiet title process has been completed on a lot located Bessemer within close proximity to the homes that have just been completed. We anticipate transferring this lot to NeighborWorks of Pueblo in 2007 for the creation of affordable single-family housing.

The home built in Bessemer by Habitat for Humanity of Pueblo was guided by an energy efficiency approach to construction. The home was constructed using two rows of 2x4's in each wall to create thick R-39 energy efficient walls, an R-58 attic insulation was installed along with double pane low-E glass windows, and a high efficiency direct-vent furnace and tankless water heater, all to keep utility costs down. In addition to the house in Bessemer, Habitat for Humanity of Pueblo completed three new homes in the Eastside neighborhood.

In Oakshire Hills, three new homes are under construction. The new housing is available for low-to-moderate income, first-time homebuyers, and the value of the land is a forgivable second mortgage. The program has been popular with young families and single-parent households. The program has allowed families who require a three or four bedroom home but can afford only a two or three bedroom home elsewhere in the city to find affordable housing that meets their needs. However, costs associated with expansive soils and rising construction costs have made it more difficult for low-mod buyers to qualify for a mortgage high enough to cover the total construction price. Engineering reports recommend foundations on drilled piers and the Department of Housing & Citizen Services has subsidized the cost of the piers to ensure a stable long lasting structure for families in the low-mod sector.

NeighborWorks of Pueblo (NW), formerly known as Neighborhood Housing Services, provided first-time homebuyer assistance 11 families. They reported providing rehabilitation and/or repair loans/grants to 5 households. NW has constructed 2 homes in the Bessemer neighborhood as part of their infill strategy. In the next month the City anticipates transferring 1 vacant lot to the Agency from the Vacant Lot Recycle Program. Six homes were constructed and sold at the Hyde Park

Gardens subdivision to low to moderate-income families. This was a HOME assisted project.

The County's Senior Emergency Repair and Essential Services Program (ERESP) provided rehabilitation grants to 6 of seniors within the city. Funding for this program was received from the Older Coloradans Act and County general fund monies. Their Weatherization Program assisted city residents lower their monthly utility payments by weatherizing 352 of homes. The Program provides for furnaces, insulation, and electrical work for low-income homeowners.

HOMEBUYERS AND WEATHERIZED UNITS						
PROGRAM	2005-6	2006-7	2007-8	2008-9	2009-2010	TOTAL
City/County Consortium *	48	60				108
NHS	16	11				27
Weatherization	449	352				801
Total	513	423				936

* Title has changed from prior year. In the past the City only reported on HOME funded units that received direct assistance. We are currently including all affordable first time homebuyers whether units received direct or indirect assistance with City of Pueblo funding

Summary of Accomplishments under Priority Two:

- Rehabilitation Single-Family Occupied /20 per year 9 units
- Property improvements/repairs of 100 units/20 per year 352 units
- Infill/New housing construction/2 per year 10 units
- Downpayment assistance to 50 households 71 units
- Emergency repair program / 20 households 6 units

**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.		Provide HOME funding in support of 10 additional units for farmworkers in Pueblo County	
4. Support the preservation of existing housing stock of lower income multi-family housing.		Provide HOME funding for the preservation of 128 units of affordable housing.	

There has been no creation of additional spaces for homeless families and the initiative to create a homeless shelter in Pueblo has come to a stand still.

In 2002, the Consortium through the Housing Development Loan Fund provided a \$200,000 in HOME funding for the Via Don Carlos migrant farmworker project. In 2005, the funds were increased to \$240,000. This Project has yet to break ground, despite initial funding commitments received in 2002. The loan with USDA has yet to close, and the last in a series of obstacles has been the high costs of construction. Additional funding is required to commence construction, as the initial construction costs generated in 2002 are of course inadequate. The developer, Alpha West secured additional funding in the amount of \$1,000,000 to fill the gap. Once completed 30 units of housing will be available for farm workers, either in family units of individual, each unit will house approximately 6 individuals. This project will then possibly serve 30 families or at maximum 180 individuals. Ground breaking for the project should take place no later than September 2007.

The City extended a HOME low interest rate loan in the amount of \$400,000 to the developer of The Pueblo Village Apartments. This is a HUD HAP project, which was at risk of going market rate. The previous owner pre-paid the loan and was opting out of the program. This project was completed in 2006. See previous priority for additional information.

Additional activities reported 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 at least 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 2006 the homeless count was done in the summer as per HUD requirements. The surveying tool is quite restrictive and does not capture the true number of homeless individuals. The numbers reported on the survey of 278 do not match with the number of individuals and contact hours reported on the HMIS system.

The following agencies received funding in support of their homeless programs from CDBG, City/County Partnership (CSAC) and other funding programs.

Posada, Inc. is the major homeless service provider in the City. They received \$44,000 through the City/County Partnership and \$50,000 from CDBG (CDO615) in 2006, in support of their Supportive Services Only Program. The program provides: employment training and counseling; substance abuse and mental health counseling; medical; optical; dental and various other needed services. They anticipated serving 1500 unduplicated individuals. In 2006, they provided 9164 case management units.

This is a separate count from the 56 families assisted as a result of the Katrina and Rita hurricanes. They continue to report an increased number of walk-ins per day since the relief efforts commenced.

The types of services provided vary; however, the largest units were in employment training (764), almost doubling from 2005, medical services (787), transportation (1212), and a variety of other services. The number of individuals receiving services has almost doubled.

In addition Posada provided 12,279 nights of emergency shelter to 121 unduplicated families with children; 6,297 nights of transitional housing to 8 unduplicated families with children; 11,225 nights of permanent supportive housing to 13 unduplicated disabled individuals and 8 families with at least one disabled person with those families; 5,748 nights of housing through SSHP Section 8 vouchers to 5 unduplicated families; 400 nights of emergency shelter through the warming shelter program to 67 individuals.

CSAC awarded the YWCA \$100,000, for their Family Crisis Shelter, Child Witness Domestic Violence Program, and the Children's Learning Center. They anticipated serving 2,972 individuals through the three programs. These programs help homeless women and their children. The Crisis Shelter program served 297 unduplicated women and children and provided 3792 contact hours. The Child Witness to Domestic Violence Program served 129 women and children. The YWCA provided 4054 nights of shelter.

Catholic Charities (CC) was awarded \$45,000 through the CSAC in support of three programs: Clinical Counseling, Housing Counseling and Emergency Assistance and \$19,900 in CDBG (CDO616) in support of their homeless prevention programs. The Agency anticipated serving 2420 clients through these three programs. They served a total of 3372 households. They were unable to serve 2958 individuals who requested direct emergency assistance, due to a lack of funding. CC provided monthly clinical counseling to 344 individuals (821 counseling sessions). Budget & Debt Counseling was provided to 797. Mortgage and Rental Counseling was provided to 297 households. Direct emergency assistance was provided to 1388 households.

Pueblo Community Health Center provides outpatient medical, dental, and pharmaceutical services to Pueblo County's medically uninsured/underinsured, homeless, migrant/seasonal farmworker, and HIV/AIDS populations. PCHC provided dental services to 348 migrant individuals and medical services to 253 migrant individuals in the Avondale Center.

Other agencies, such as The Salvation Army and Cooperative Care provided food, clothing and prescription assistance. Care and Share provided several thousand pounds of food through area agencies and churches.

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

Objectives to Address Priority Need Five

Objectives	Strategies	Accomplishments	Funding Resources
<p>1. Support the development of affordable housing options for persons with HIV/AIDS.</p> <p>2. Support the continuation of case management services to person with HIV/AIDS</p>	<p>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.</p>	<p>Support the development of permanent housing units (SROs, group homes, etc).</p> <p>Assist approximately 75 persons/families</p>	<p>HOPWA, Supportive Housing Programs, City and County General Revenue Funds, HOME and other public and private funds.</p>
	<p>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.</p> <p>Increase the collaboration between mental health system and housing developers.</p>	<p>Support the development of housing for 15 individuals.</p>	
<p>3. Support the development of least-restrictive and affordable housing for developmentally disabled persons and support the expansion of services to developmentally disabled persons.</p>			

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

Objectives to Address Priority Need Five

Objectives	Strategies	Accomplishments	Funding Resources
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 care services to physically disabled.		Provide housing modification to 25 households.	See previous page
5. 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 additional beds for severe mentally ill.	
6. Support the assessment of needs of persons with addictions.			
7. Support the creation of valid programs for at-risk youths.		Identification of prospective service provider and possible funding sources.	
8. Promote availability of programs /supportive services for persons with disabilities.	Provide funding to agencies that provide job and life-skill training to disabled persons	1000 clients per year will be served.	

The following activities took place in support of the stated priority. These activities were funded through a variety of sources. Those funded through CDBG, HOME or the City/County Partnership (CSAC) are noted.

The ARC of Pueblo was awarded \$17,000 (CSAC) for their Advocacy and Guardianship Program. The ARC provides legal guardianship services to individuals with developmental disabilities and their families. The Advocacy Program served 213 individuals. The Guardianship Program served 227 individuals. Their goals were 144 and 50 respectively.

Center for Disabilities served 701 individuals through their Independent Living Skills Training Program. The Center received \$13,500 in funding from the City/County Partnership. They also received \$28,000 in CDBG funding (CD0602) for the their program that provides for the construction of house ramps for the disabled. Four house ramps were installed. The project is still in process. The Center has been required by the national Independent Living Centers to provide services to southern Colorado, which they had not done before.

Radio Reading Services of the Rockies (RRSR) was awarded \$1,500 (CSAC) for their Audio Information Services. The funds were used for outreach in the Pueblo community. RRSR provides services to the blind, visually impaired and print handicapped individuals. They provided 728 hours of Pueblo area news, which serves 33 registered individuals. RRSR added Pod casting as a means of accessing RRSR programming. Pod casting is a collection of audio files – in this case, all of RRSR's programming-that can be accessed online and downloaded to a computer or portable MP3 player. RRSR provides the necessary software, instructions and program files to registered listeners via its web site.

Crossroads Managed Care Systems, Inc., was awarded \$50,000 (CSAC) for their Detox Program. Crossroads is the largest provider of substance abuse prevention, intervention and treatment services in southern Colorado. The number of admissions for the year was reported at 870. Individuals served were 709, 82% of those individuals served are between the ages of 24 and 54. Extensive Case Management Assessments are completed on each client and appropriate referrals are made. Crossroad maintains the need of increasing the number of detox beds in the community.

Catholic Charities, previously noted under Priority Three, received funding for a clinical therapist. A total of 821 counseling sessions were provided to 344 duplicated individuals.

The Pueblo Community Health Center provided services to 103 active AIDS/HIV patients. The Center received funding through the CSAC process.

The Friendly Harbor Drop In Center was awarded \$1,500 by CSAC in support of their Center. The Center provides programs for individuals with mental illnesses. The Center goal is to provide a “safe haven to encourage socialization and where consumers can connect with each other to avoid isolation that is often a part of their lives”. On a typical day the Center serves 25 consumers.

**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; Lottery.
3.Parks and/or Recreation Facilities	Support the improvement of child care facilities		

The following activities took place in support of the needs of the community.

Non-Residential Historic Preservation

Designation of northside historic district: Consultant Historitecture, L.L.C. surveyed 300 properties inside the Phase I Northside Study Area during 2005. The status of the survey can be monitored at <http://www.historitecture.com>. The historic context and survey report are currently in preparation. Submission of the survey report and accompanying forms is anticipated to the Pueblo Historic Preservation Commission and State Historic Fund in June 2006. Local historic district designation is anticipated for fall, 2006.

Implementation of landmark regulation process: The Pueblo Standards of Appropriateness for Alteration of Historic Structures & Demolition Standards were

adopted by ordinance of City Council in June 2005. Currently all alterations to landmark structures require a Certificate of Appropriateness.

Certified Local Government Status: CLG status was conferred on Pueblo by the National Park Service during October, 2005. The Colorado Historical Society now lists the Pueblo HPC as a CLG.

Historic preservation of Eastside neighborhood resources was not addressed in 2005. However, the HPC anticipates a 2007 CDBG assistance application for an East Side "Context Study", which will provide guidance for future reconnaissance level survey work.

The Charter Neighborhood Rezoning project, funded by CDBG is nearing completion, with recommendations for charter neighborhood zone district designation for Bessemer.

Three local historic landmarks were designated in 2005, after 9 designations (including one historic district) in 2004. In 2006, 14 landmark nominations are currently in process and anticipated for designation hearings over the next eight months.

Printing & Dissemination of Educational Materials: The Historic Pueblo Loop Tour brochure is currently being reprinted with funds from Frontier Pathways Scenic Byway & the Pueblo Chamber of Commerce. The HPC has printed its brochure, the Standards of Appropriateness and the Historic Properties Research Guide and disseminated these through school groups, realtors, and service club speaking engagements, along with historic property-owner mailings. A top priority for 2006 will be a thorough overhaul of the HPC City website.

Neighborhood Facilities and Parks and Recreation Facilities

The City completed the following park improvements as per citizen's requests in 2006. The projects were funded through Community Development Block Grants.

Eastside Neighborhood Park Improvements

CD0322 - Plaza Verde ADA Restrooms - There were issues with this project and its acceptance by Public Works due to vandalism at the Park. All issues were addressed with the contractor. Funding amount \$42,750.

CD0504 - Mitchell Park Basketball Court - The request was to convert the existence of the tennis courts to basketball courts to maximize the use of the park. Funding amount \$37,730.

Westside Neighborhood Park Improvements

CD0221, CD0407, CD0409 - Hyde Park Park – Requests were for the full rehabilitation of the Park. This project was off to a very slow start as partnerships with the Cesar Chavez Charter School (next door) were delayed. Eventually the project proceeded without their involvement. Contractor delays and cold weather also hampered the project. The park has been renamed the Ersilia Cruz Park, after lifelong resident and community advocate Ersilia Cruz, who died in 2006. The Park is a beautiful addition to this growing community. Improvements consisted of grading and seeding, sprinkler system, landscaping, playground equipment and a softball field with the required fencing. The request for these improvements came from the Hyde Park Neighborhood Association. Funding amount \$395,500.

Public and Neighborhood Facilities

CD0508 – Eastside Child Care Center – Funding provided to address drainage issues at the Center. Funding amount \$7,500.

CD0509 - Eastside Child Care Center – Funding provided to address the ADA accessibility needed for children to access the playground. Funding amount \$2,500.

CD0605- BAND Bessemer Pool House – Funding was provided for the demolition and construction of an accessible pool house at Bessemer Park. Funding amount \$175,000

**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.	

The projects listed below resulted from neighborhood association requests for infrastructure improvements in their respective neighborhoods. The funding for these projects was predominately Community Development Block Grants. The projects are listed by neighborhood.

Eastside Neighborhood

CD0608_ – Eastside Neighborhood Assoc. (ENA) – Eastside Sidewalks – this project is still underway.

CD0502 – Eastside Sidewalks Phase II – Request was for the installation of sidewalks and curbramps in the eastside neighborhood. Funding amount \$219,141.

CD0515 – Sidewalks Eastwood Heights – Installation of sidewalks in the Eastwood Height neighborhood. Funding amount \$24,813

CD0404 – Sidewalks Bradford Area – Installation of sidewalks in the eastside neighborhood of Bradford. Funding amount \$225,000.

CD0416 – ADA Ramps Bradford Area – Neighborhood request for the installation of curbramps in the Bradford area. Funding amount \$15,300.

Bessemer Neighborhood

CD0115 – Bessemer School Streetscape – Funding request by BAND provided for streetscape improvements around the Bessemer Academy. Funding amount \$50,000.

CD0406 – BAND- ADA All the Way – Requests for the installation of curbramps. Funding amount \$145,800.

CD0506 – Bessemer Sidewalks – Installation of sidewalks throughout the Bessemer neighborhood. Funding amount \$45,000.

CD0331 – BAND Northern Traffic – Request to provide some traffic control measure of the intersection of Santa Fe and Northern. A left-turn lane was developed. Funding amount \$150,000

CD0332 – BAND Bessemer Lighting – Lighting improvements on Northern Avenue from Santa Fe to the bridge. Funding amount \$28,000.

CD0405 – BAND Northern Ave. Streetscape – Funding provided for streetscape improvements from Santa Fe to the bridge, however, project costs prohibited the full completion of the project. Funding amount \$330,402.

CD0604 – BAND Bessemer Sidewalks – Installation of sidewalk throughout the neighborhood. Funding amount \$100,000.

Hyde Park Neighborhood

CD0339 – Hyde Park Improvements – Provided for street improvements from Tuxedo to Atlanta on west 19, 20 and 21 street. Funding amount \$99,200

CD0607 – Hyde Park Guardrail on 18th Street Bridge – Placement of guardrail on the north side of the bridge. Project also included a new overlay over the bridge. Funding amount \$144,805.

Citywide Accessibility

CD0403- Citywide Curbramp Accessibility - This project provides for the installation of sidewalk as per individuals requests for handicapped people and the recommendations of the Pueblo ADA Committee. Funding amount \$400,000.

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 and programming. 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.

Health Services

The Pueblo Community Health Center was awarded \$100,000 in CSAC funding to provide medical and dental services to the underserved. Their Dental Program has registered 3504 dental visits, with 2050 unduplicated clients served - 348 of the total clients were migrants. The Avondale Center has reported 1618 visits with 729

unduplicated clients – 253 were migrants. City Centers show 34,969 visits and 13,769 unduplicated clients served. A priority of the Plan was to reduce the waiting list by 10%. At this time there are no individuals on the waiting lists of any of the Centers. This has been made possible through various state and federal grants.

SET of Pueblo was awarded \$19,500 in CDBG funding (CDO617) and \$19,000 from CSAC in support of Wellness Clinics that target Pueblo's senior population. They provide free medical screenings and durable medical equipment. SET provided a total of 2638 contact hours to 529 unduplicated individuals. Durable medical equipment was provided to 281 unduplicated clients, resulting in 309 pieces of equipment being lent. Though SET provides services outside the city limits 72% of their services were provided to city residents.

Transportation & Senior Services

A continuing expressed need is the increase in routes and hours provided by the City's public transit. The vast majority of the funding for public transit comes from federal grants with the City providing match dollars. The lack of additional federal and local funding, continue to leave this as an unmet need in the community.

Senior Resource Development Agency (SRDA) was awarded \$266,500 (CSAC), in support of their general programs, which provide a wide array of services to the senior population. The Agency is the recipient of federal funds under the Title III transportation program, which supports transportation services for seniors. Under Title III, the Program provided 10,159 trips to 463 unduplicated clients. Of the trips provided, 68% were medical trips. The Agency received an additional \$42,256 in CDBG funding (CDO619) for the purchase of two ADA accessible vehicles for the transportation program and the purchase of route scheduling software. One of the vehicles has been purchase. The second vehicle will be purchased in 2007. CDBG funding is matching CDOT funding and the funds for the second vehicle will not be available until 2007. The software has yet to be purchased as the funding for the transportation program was in doubt and the Agency wished to hold-off on the purchase until said funds were awarded.

Youth Centers

The Boys and Girls Club was awarded \$160,000 (CSAC) in support of 4 of their centers offering prevention, recreational and educational programs for Pueblo youths. CDBG funding was also awarded in the amount of \$60,000 (CDO618). The centers supported within the City were the Eastside Center at Risley Middle School, the Pitkin Center at Keating, the Quinn Center at Freed Elementary, and the Sprague Center at the Sangre de Cristo public housing complex. The anticipated goal of B&G was to serve 3900 youth, with a reached goal of 1,150.

La Gente Youth Sports, Inc. was awarded \$13,000 (CSAC) for their organized sports and outdoor adventures, as well as for operating support. The Center received a \$250,000 EDI grant for the expansion of their facilities. They are in the process of raising additional funds. La Gente predominately serves the low- to moderate-income

youth of the Eastside neighborhood. In 2006, they served 1199 youth - may be a duplicated count- in their organized sports program. The Center also hosts the Park's Department Recreational Program. Attendance for Center activities was 301 for the year.

The Pueblo Hispanic Education Foundation was awarded \$10,500 (CSAC) in support of their scholarship programs. They also received a CDBG allocation of \$15,000 (CDO620). In 2006, 63 students were provided scholarships. The CDBG allocation was to fund scholarships for low- to moderate-income residents from the neighborhoods of Bessemer, Eastside and Hyde Park.

The Greenway and Nature Center of Pueblo, Inc., received \$67,000 from CSAC. The Center is not a recreational center, however, it provides many recreational and educational opportunities to Pueblo youth through its partnership with the school districts. The Center offered 223 educational programs, which served 7043 youth participants.

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.	

This stated priority resulted from input to citizen surveys compiled for the creation of the neighborhood plans for Bessemer, Eastside and Hyde Park. The three neighborhood associations from these respective neighborhoods requested funding in support of the crime prevention goals of their neighborhood plans. Twenty-five thousand dollars (\$25,000) in CDBG funds were allocated for a crime prevention program in the three neighborhoods in 2005. The Program has been slow in getting off the ground. Despite the stated need for these types of programs, individual and neighborhood involvement has not been forthcoming.

There are scheduled meetings and actions that are planned, but these will not occur until after the reporting period.

Several neighborhood clean-ups were held in the Bessemer and Eastside communities. The activities were funded by the City/County Environmental Health Department. The Eastside Neighborhood Association, Citizens United for Eastwood Heights and the Bessemer Association for Neighborhood Development participated in organizing the events in their respective neighborhoods. Unfortunately the events get more popular each year. Instead of seeing less trash, more containers are collected each year.

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

The CSAC Partnership awarded \$120,000 in general revenue funds to the Pueblo Economic Development Corporation (PEDCO) for the marketing of Pueblo in the creation of primary jobs. PEDCO reported 3 new businesses, the expansion of 3 existing businesses, with 319 new jobs created for the year.

The voters also approved the extension of the ½ Cent Sales Tax. The funds provide incentives for the businesses recruited by PEDCO. The initiative approved by voters in November also allowed for \$800 in ½ Cent Sales Tax funds to be used for the training of employees.

**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

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

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 City’s Department of Housing and Citizen Services received \$337,612 in CDBG funds for the administration of the program (CDO601), which was a 6.2% reduction from 2005. The Department hired a new staff member to work on HOME projects in 2006. Unfortunately due to funding cuts the position was eliminated. This was and is a much needed position. The Department is down two positions from 2004. The duties have been distributed to other staff members.

In 2005, we initiated a housing condition inventory and set aside funding to start the process. We contracted with the State’s Department of Local Affairs (DOLA) and their Technical Assistance Program. They in turn contracted students at CSU-Pueblo and CSU-Ft. Collins to complete the work. Making an inventory of the condition of housing in our low- to moderate-income neighborhoods is a time and labor-intensive process. We have been able to complete block groups only and have had to break-up the scope of work into different years. It is anticipated that it will require several years to complete this process based on the limited funding. We also had delays in the work, as some of the students that were contracted dropped out of the program. This work is in conjunction with their area of study.

We completed a house-by-house inspection of all exterior components and site issues. Surveyor's inspected on foot, the properties looking at 79 specific criteria in eight different categories and rated each home on a standardized inspection form. The 79 specific items were broken down into five levels of severity ranging from major rehabilitation, rehabilitation, minor rehabilitation, maintenance, and good condition. Points were assigned to each item with more points given to the more severe problems, and overall housing score was developed with the higher scores indicating more restoration required with the highest scores indicating the worst housing stock. A scale was developed where properties over 75 points were classified in the major rehab

category, properties between 35 and 74 points were classified in the rehab category, properties between 12 and 34 points fell into the minor rehab category and below 12 were classed as maintenance. The major rehabilitation category is an indicator of substandard housing and most likely not suitable for rehabilitation due to the extent and cost of repairs required. Required repairs to properties listed in the rehabilitation category may exceed the limits of the city’s rehabilitation program, but the property itself is more feasible to repair than those listed in the major rehab category.

The average housing value for the Y-Zone is as follows:

	Bessemer	The Grove	The Eastside	The Blocks	The Westside	Hyde Park	Eastwood Heights
Average	24	18	17	15	13	10	6
Std Dev.	20	12	17	12	14	13	9
Max Value	120	100	125	54	72	90	70

The Bessemer neighborhood has the oldest housing stock. The average inspection rating was 24 with a high value of 120 and a standard deviation of 20. Of the properties inspected, 24 (3.5%) were listed in the major rehabilitation category. The Eastside neighborhood is a little newer by approximately 30 years, and the average inspection rating was 17 with a high value of 125. Of the properties inspected, 14 properties were listed in the major rehabilitation category, which accounted for 1.5% of the total surveyed. The youngest neighborhood in the Y-Zone, Hyde Park had an average rating of 10 with a standard deviation of 13, and a high value of 90. This data and other data from the census will be correlated to find physical, economic, and social trends throughout our neighborhoods.

Training for staff members was very limited last year. There were no opportunities for CDBG training for the Staff. There was some relevant HOME training, however, due to scheduling staff was unable to attend.

Non Housing Community Development Needs
Priority Twelve: Community Development Needs – Neighborhood Revitalization

Objectives to Address Priority Needs

Objectives	Strategies	Accomplishments	Funding Resources
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.	Demolition of 8 structures	CDBG

The Demolition Program for Pueblo, Colorado is charged with removing dilapidated, structurally unsafe, and dangerous residences throughout the city. By removing spot slum and blight, the program improves the overall quality of life for the residents in the surrounding neighborhood. In combination with other programs offered by the city, the program usually serves as the catalyst or primer for new infill housing in those neighborhoods.

The program is carried out through intergovernmental cooperation between the Regional Building Department, the City's Department of the Public Works, and the Department of Housing & Citizen Services. During 2006, two homes were demolished. In addition to the actual demolition costs, mitigation and environmental expenses were incurred on the projects for total of \$ 73,410 expensed on demolitions in 2006.

AFFIRMATIVELY FURTHERING FAIR HOUSING

The City of Pueblo continues to be an active member of the Pueblo Fair Housing Task Force that meets every two months. Representatives of the City, County, non-profits dealing with housing issues, lenders, builders and realtors all share information in the regular meetings.

The City, in cooperation with Community Research Services at the University of Southern Colorado, worked on an "Analysis of Impediments to Fair Housing in Pueblo, Colorado." HUD reviewed the document in 2001 and identified no issues. It was anticipated that the City would update the plan in 2004, however, the Research Services were no longer available from the University, and there were insufficient funds to engage a consulting firm. However, the City has now partnered with the State's Department of Local Affairs and a graduate student has been hired to update the analysis. The analysis should be completed by the fall of 2007.

Findings of the 2001 study suggested impediments include a lack of affordable housing in the community, indication of predatory lending practices and a need for more public transportation between the Airport Industrial Park east of the City and areas with a high concentration of low-income housing units, including rentals in Pueblo West. The housing market analysis that was conducted in 2004 shows no changes in the above.

In conducting public hearings for the City's 2005-2009 Consolidated Plan. Staff noted that the above issues are still of concern to residents. Transportation remains an issue. One of the impediments to addressing this need is that at present the City has insufficient funds that would allow for new routes. The time allowed to complete a route also impedes expanded service. One of the priorities of the City is to build hubs in the outlying neighborhoods. This would eliminate the necessity for buses to come back to the City's downtown bus terminal.

The employers at the industrial park have varied hours of operation and any service provided to the industrial park would have to be tailored to the existing companies. A recent survey of employees at the Park indicated no interest for public transit, however, this does not take into account the interest of those individuals wishing to work at the Park that have no form of transit.

In 2006, the Transit Department needed to replace twelve buses, three have been replaced, leaving 9 additional buses to be purchased. In conjunction, three Citi-Lift vans have also been purchased. City and federal funds must often go to replacing older buses, funds that might otherwise might be able to go to the expansion of services or routes.

The City has made available to clients several housing publications, including “Choosing the Mortgage That’s Right for You” and “Opening the Door to a Home of Your Own.” Both are from the Fannie Mae Foundation. First-time homebuyers are provided with a brochure on predatory lending, however despite these and other local efforts predatory lending continues. From information garnered by the Colorado Housing Finance Authority from our local lenders, it seems that individuals are having a hard time qualifying for CHFA MRB loans, as well as FHA. In general lenders point to insufficient income and bad credit. It seems from the feedback that many lenders are underwriting 80/20 loans, which, as a rule do not serve the needs of the low- to-moderate income community.

Down payment assistance, human services funding, support of job training and development, housing counseling and neighborhood coordination all assist the City to track any potential impediments to fair housing in Pueblo. A review of the Home Mortgage Disclosure Act reports for the Pueblo community does not reveal any obvious discrimination. This information coupled with the Housing Departments own underwriting experiences confirms the national trend of insufficient income and bad credit and the increase in sub-prime lending.

The City continues to use the Equal Housing Opportunity logo on all ads and brochures about the programs offered. The City seeks to serve eligible persons from all racial, ethnic, age and gender groups in the housing market.

The City and County Human Relations Commission was started in 1999 to resolve disputes and conflicts based on racial discrimination and denial of equal rights. After several years of funding issues the Commission once again is being funded directly by the City and County (\$50,000) and does not have to apply through the CSAC process. The Commission hired a new director in January of 2006. Initially the position was half time due to funding constraints, but with the increased funding, is now full-time. The Committee received 123 calls in the 2006 12-month period. Handling calls ranging from educational issues, sexual orientation, ethnicity and disabilities. The Commission received four housing complaints. They are reported as being of “ethnicity” in nature. No additional information was forthcoming. The Commission acts only as a mediator to the parties. It has no powers of enforcement. Four Community Forums were held with 385 attendees counted. Forums were broadcast via the public access channel.

AFFORDABLE HOUSING

Pueblo continues to try and meet the specific goals and objectives of providing affordable housing as outlined in the preceding priorities sections and in the IDIS section in the appendix.

The City and County have a number of housing programs that promote affordable housing. They include:

- Housing Rehabilitation
- Emergency Rehabilitation
- Down payment Assistance Program
- Vacant Lot Recycle Program
- Sidewalk Replacement Program
- Housing Development Loan Fund (City and County & City Only)
- Buy-It/Fix-it Program

All are designed to assist very low-, low-, and moderate-income individuals. The breakdown of the individual programs for the past year is shown in the Assessment of One-Year Priorities Sections. They compare actual accomplishments with the proposed goals for the reporting period. Additional information is in the IDIS section.

Barriers to affordable housing in the city result from two main issues. The cost of construction in Pueblo is not that much lower than other Front Range cities. Salaries are lower than along the rest of the Front Range. Therefore, the gap in affordability continues to increase. Though Pueblo has created many new jobs they are not high wage jobs. New jobs have concentrated in the service industry, which typically pay slightly above minimum wage.

The latest statistics from the National Low-Income Housing Coalition state that in order to afford the rent for a two-bedroom apartment, “a minimum wage earner must work 128 hours per week, 52-weeks per year. Or, a household must include 3.2 minimum wage earner(s) working 40 hours per week year-round in order to make it affordable”.

Impact fees or other traditional cost recovery methods that municipalities use to recoup costs associated with growth do not increase construction costs. In fact, the Division of Housing identified Pueblo as one of the communities in Colorado that fails to recoup administrative expenses of new development. Zoning regulations are not considered a barrier to affordable housing rehabilitation or construction in our community, nor are other public policies, in general.

CONTINUUM OF CARE

Pueblo has in place a comprehensive Continuum of Care system that includes Outreach, Intake and Assessment, Emergency Shelter, Transitional Housing, Permanent Housing, Permanent Supportive Housing and Supportive Services and Homeless Prevention components

The system was developed through the collaborative efforts of local government agencies, nonprofit agencies, homeless services providers, homeless and formerly homeless persons, local businesses, the faith community, neighborhood groups and private foundations. The Continuum of Care group meets monthly to develop goals, support existing programs and create new programs to address the needs of the homeless and to investigate funding opportunities.

The city of Pueblo does not have a homeless shelter that serves the single homeless population, though there have been many attempts over the years to secure a site and funding for one. A warming shelter is provided during the winter months. The location of the shelter may change from year to year depending on availability of space. The location is provided to agencies serving the homeless population, as well as to the Police and Sheriff's Departments.

A critical emerging need is for long-term care for single homeless people with chronic and terminal health conditions. Many homeless people with critical health conditions are "dumped" by relatives on the steps of homeless shelters. At least 65 percent of this population has severe mental health issues, which is why they are sometimes not accepted by local nursing homes. They often need round the clock care and the motel room that is often provided is not adequate. Although many of these homeless people can at some point get benefits, it is often a long process and they need some form of care before they are accepted for mainstream benefits.

Pueblo provided support for 95 Katrina and Rita refugee families late in 2005. About 30 families remain in the community and in the surrounding seventeen county areas. Posada continues to work with the families so that they don't become part of the homeless population. Case management is geared to advocating for the families with FEMA and other federal agencies.

This past year agencies that provide shelter, housing and services to the homeless population in Pueblo participated in a statewide summer count and a winter count. HUD established a date for the required *Point in Time* count under the Continuum of Care initiative. Pueblo's summer count numbers were extremely low. A total of 228 people were counted. This is due in part to the reporting instrument, the timing of the count and the inability of agencies to outreach to the undocumented population. Pueblo's count was comparable to other similar sized cities in Colorado. Pueblo's count captured only a portion of the sheltered homeless population. A HUD count done

during the same time period using HMIS data put Pueblo's count much higher. For a complete statistical breakdown you can go to the Colorado Division of Housing web page at <http://www.colorado.gov/cich/pit.htm>.

There were 122 shelter beds for homeless individuals in 2006 with an unmet need of 929. For families with children the need was even greater. In 2006, there were 235 beds available compared to the 1534 needed. The discrepancy gets larger every year. Funding from HUD has remained constant, which has allowed Posada, the receiving agency, to hold the status quo with no increases in services.

OTHER ACTIONS

Poverty

Pueblo County has continued its dramatic decrease of individuals off of welfare since the start of welfare reform in 1997. Although Pueblo County has one of the largest decreases in the United States, the “fall-out” from those changes is being felt among daycare providers and other human service agencies faced with stretching their dollars to meet the increased need of former welfare clients. The Continuum of Care believes that the increase in homeless families is a direct result of the continuing decrease in benefits that are being offered to families. Agencies that provide money management counseling continue to be faced with huge increases in clients. Catholic Charities ran out of emergency assistance funds within the first two weeks of receipt of the grant funds and was unable to serve over 1000 individuals. Without the funding required to address the ever-growing needs of the community, CDBG and City and County general funds can only serve to keep some individuals afloat.

The good news is that the Pueblo poverty rate decreased from 17% to 11%. There has been a growth in employment opportunities in the community, however, as mentioned previously the jobs being created are not high wage jobs. Though there has been a lessening of poverty as defined by HUD, many in our community still require additional social services. It will be the creation of higher paying jobs that reduce the number of persons living below the poverty level.

There have been discussions at the City Council level of requiring companies that relocate to Pueblo and receive incentives through the ½ Cent Sales Tax, to pay employees \$10 per hour. The ballot initiative reauthorizing the ½ Cent Sales Tax, included a provision allowing for employers to take advantage of the Tax to provide training to employees. Employers will be allowed up to \$800 to employees, and employees successfully completing the training will have to be paid a minimum of \$8.25 per hour.

Health and Human Services

The City and County currently fund human services agencies through the CSAC Partnership. The Partnership and its Commission were established in 2003. Each entity provided \$900,000 in general revenue funds. For the reporting period, the commission recommended funding for 45 agencies. Health and human service agencies received \$1.2 million, arts and culture services \$213,000, recreation programs \$26,500, economic development agencies \$126,000. This cooperation among City, County and United Way has been beneficial for all concerned.

Department has expanded its role in acquiring vacant lots available in the three-targeted neighborhoods of Bessemer, Hyde Park, and the Eastside. There are zoning ordinances changes being proposed that would address the issue of higher density.

Public Policies

The City of Pueblo will continue to provide technical assistance to local nonprofits and other entities to familiarize them with resources to address housing and health and human services needs. Conversations were initiated in 2005 on expanding the use of the City's ½ Cent Sales Tax to allow for workforce training. The funds have been limited to providing incentives to companies willing to relocate and create additional primary jobs in the City of Pueblo. However, one of the stated drawbacks has been a lack of skilled workers.

In 2006, the issue was placed on the ballot and approved by the voters. Employers will be able to receive up to \$800 from the sales tax funds to train employees.

Lead Based Paint Hazard Assessment and Reduction

The Community Development Specialist for Rehabilitation became a certified risk assessor in 2006. Properties that were rehabilitated in 2006 were inspected and assessed in house by our certified risk assessor. XRF testing and analysis was completed by contracting through outside services. All properties rehabilitated in 2006 were inspected for lead-based paint and lead-based paint hazards. LBP hazards existed in one property being rehabilitated by the City of Pueblo and required abatement. A lead abatement contractor, certified with the State of Colorado was hired to abate the LBP hazards. The contractor applied for an abatement permit with the State Health Department as required by State Regulation No. 19. The owner was relocated during abatement, and a containment area was set up for the lead removal. After completion of the abatement work the home was tested and cleared of lead contamination prior to the owner returning home.

The State Health Department reports one case of childhood blood-lead poisoning in 2006. The environmental division of the City-County Health Department received a two-year \$160,000 lead testing grant in 2003-2004 and tested over 40 homes. While lead based paint was found in the homes, LBP hazards were not as prevalent, and only one property required encapsulation. The funds were limited to the Bessemer (city) and Salt Creek (county) neighborhoods, which are the two neighborhoods surrounding the Rocky Mountain Steel Mill. The grant was exhausted in 2006.

Uniform Relocation Act

During 2006, the City did not purchase or assist in the purchasing of property that required the relocation of tenants and/or businesses. Properties that were demolished were done so at the order of the Pueblo Regional Building Department, these properties are condemned prior to any assistance that the City may provide and the occupants must evacuate same. All structures are therefore vacant prior to the involvement of any federal funds.

Projects generally funded through Community Development Block Grants tend not to require relocation. The majority of the projects funded are for public improvements and public service activities, such as recreation. HOME grant dollars typically fund rehabilitation and new construction of housing, which do not require relocation.

Economic Development

The City did not fund any economic development activities in 2006. It is an expressed priority of the plan, but activity in this area has been slow in the community other than those activities carried out through the Pueblo Economic Development Corporation, which is a private agency. Funding for PEDCO projects come from a ½ Sales Tax approved by the citizenry.

Public Housing

As noted prior, in 2006 the PHA received \$100,000 less in capital project funds, but they were still able to rehabilitate wholly or partially 104 rental units. Funding is still available for the Family Self-Sufficiency Program, and that program has been very successful.

In 2005, the HACP received a Resident and Self-Sufficiency Grant (ROSS) in the amount of \$350,000. A three-year contract was executed with the Boys and Girls Club to serve as a sub-contractor for this amount. Their task is to provide the necessary services, training, as well as educational and recreational programs to public housing families to become more self-sufficient. The ongoing resident initiatives program has seen an improvement. The Housing Authority and the Boys and Girls Club have executed an agreement whereby the Boys and Girls Club is to provide job training to public housing residents in the areas of clerical, case management or administrative. The goal is to make the trainees more marketable in order to increase their chances to become gainfully employed. There are two residents currently participating in the program.

Institutional Structures

As mentioned in the Consolidated Plan, the main gaps within the agencies are those that are created through regulations and funding eligibilities. Pueblo agencies work well together referring information and clients. Many of the funding agencies sit on each other's committees. Another example of this collaboration is that the chair of the CDBG Citizen Advisory Committee, a representative of the Community Shelter Block Grant Committee, and the executive director of the United Way, all sit on the Community Services Advisory Commission, which makes funding recommendations to the City and County for the allocation of general funds to various local non-profits, predominately health and human services agencies.

HOME INVESTMENT PARTNERSHIP ACT

The City of Pueblo received \$883,481 for Federal fiscal year 2006. Table 1 shows how the monies were allocated between the different programs offered through the Pueblo Consortium.

First Time Homebuyer Down-payment Assistance Program (to include \$13,201 in ADDI funds)	\$44,319
City Housing Administration	\$59,179
Pueblo County 20% Share	\$147,948
City New Construction /Rehabilitation	\$368,988
CHDO Set-aside	\$130,542

Table 1

Use of Funds

Through its various programs listed below the Pueblo Consortium met many of the priorities set in the approved 2005-2009 Consolidated Plan.

HOME Down-payment Assistance Program (HDAP)

Through its down-payment assistance program the Consortium (City and County of Pueblo) leveraged HOME funds of \$23,498 against \$552,012 in private first mortgage loans. The average assistance provided to these households was \$3,356. Of the \$13,201 received in ADDI funds the City provided \$5,521 in downpayment assistance.

The number of households assisted was 7. Of the 7 households assisted: 2 are female head of household; 2 are disabled; 7 are White, 4 of which are of Hispanic ethnicity; non are Black or Other; 3 are families with children.

The Program has had a lack-luster performance, for the same reasons that have been mentioned in other sections of this report. The lack of income and credit issues that families now face leave many families unable to purchase properties.

Consortium Rehabilitation Program

Owner Occupied Single-Family Housing Rehabilitation – By the end of 2006, four rehabilitation projects were completed and one project was well underway. The housing rehabilitation program assisted, three disabled households, three elderly households of those two households were also disabled, and one household in a non-elderly or disabled category. The income of the households assisted ranged from 19% area median income to 59% area median income with an average median income of 44% per rehab project. The average rehab project cost was \$27,225. Having increased our rehabilitation program from \$13,000, we were able to do larger projects that we could not have completed in years past. Some of these projects included complete plumbing and electrical change-outs, structural repairs, LBP abatement, and window replacements for energy efficiency. Other demographics of the rehab clients were ethnicity - 85% Hispanic, race - 72% White, 14% American Indian & White, and 14% Multi-racial.

Regulatory conflicts encountered this year included design conflicts with the SHPO and changing interpretation of Colorado Regulation No. 19 – Lead Based Paint. The State has effectively closed what they see as a loop-hole in the HUD-EPA LBP regulation. Whereby, in the course of the rehabilitation project an item was removed or replaced because of a LBP hazard, the action was considered by HUD-EPA as lead abatement, but if the item was being replaced for reasons other than lead paint the action was considered by HUD-EPA as remodeling or renovation not abatement.

The State is interpreting the renovation rule as follows: if you are testing for lead then you are doing lead activities and lead abatement is required by a State certified contractor. Sounds rational, but it is a HUD requirement all projects built prior to 1978 be tested for lead if you intended to spend more than \$5000 per unit. So above that threshold, regardless of the reason for replacement, the action will fall under the abatement category. Because LBP abatement is so costly, in 2006 the City of Pueblo made large revisions to the rehabilitation program. The changes were to hold out the costs of lead abatement from the traditional rehab loan model, and to allow for an elderly household deferred loan where seniors who could not afford a \$25 monthly payment were allowed to receive a 15-year deferred loan due upon sale or death. This clause was specifically written in due to the impact of high utility costs on the elderly who live in older pre-WWII homes.

Multi-Family Rehabilitation – The City provided funding for several multi-family rehabilitation projects. These projects were initiated in 2006 with anticipated completion dates of 2007. The projects are Villa Andrea Apartments, which is a 32-unit rental project and Pueblo Village Apartments, which is a 128-unit complex. Pueblo Village Apartments has attained substantial completion. In total \$820,000 were awarded for these projects.

Vacant Lot / In-Fill Activity - Two new homes were built in Bessemer on vacant infill lots acquired by DHCS during 2006, one by Habitat for Humanity of Pueblo and one by NeighborWorks of Pueblo. And, an additional in-fill lot located in Bessemer was transferred from the City of Pueblo to NeighborWorks of Pueblo for the creation of a new single-family home to benefit low-to-moderate first-time home buyers. With another in-fill project in the works, the quiet title process has been completed on a lot located Bessemer within close proximity to the homes that have just been completed. We anticipate transferring this lot to NeighborWorks of Pueblo in 2007 for the creation of affordable single-family housing.

The home built in Bessemer by Habitat for Humanity of Pueblo was guided by an energy efficiency approach to construction. The home was constructed using two rows of 2x4's in each wall to create thick R-39 energy efficient walls, an R-58 attic insulation was installed along with double pane low-E glass windows, and a high efficiency direct-vent furnace and tankless water heater, all to keep utility costs down. In addition to the house in Bessemer, Habitat for Humanity of Pueblo completed three new homes in the Eastside neighborhood.

In Oakshire Hills, three new homes are under construction. The new housing is available for low-to-moderate income, first-time homebuyers, and the value of the land is a forgivable second mortgage. The program has been popular with young families and single-parent households. The program has allowed families who require a three or four bedroom home but can afford only a two or three bedroom home elsewhere in the city to find affordable housing that meets their needs. However, costs associated with expansive soils and rising construction costs have made it more difficult for low-mod buyers to qualify for a mortgage high enough to cover the total construction price. Engineering reports recommend foundations on drilled piers and the Department of Housing & Citizen Services has subsidized the cost of the piers to ensure a stable long lasting structure for families in the low-mod sector.

New Construction

- The Hyde Park Gardens subdivision added 6 new homes. The properties were sold to HOME eligible homebuyers.
- Phase II of The Village at Pueblo rental project was started. The Project received a \$500,000 allocation of HOME funds. This project will provide 42 units of Low Income Housing Tax Credit rentals. Project should be completed in 2007.

Matching Funds

As per CPD Notice 04-06, the Pueblo Consortium now has a match liability, as the percentage of the population below the HUD threshold for poverty has decreased from 17% to 11%. The neighboring Pueblo West community, which is composed of higher income households, we think is causing this shift, since the level of poverty inside the

City has not really changed that dramatically. This said, the City submitted to HUD a list of over \$700,000 in non-federal funds that went into affordable housing projects to ascertain whether these funds can be counted toward our match requirement. HUD approved the funds. In 2006, the City disbursed \$526,480.50 incurring a match liability of \$131,620.12. Additional funding was disbursed from program income funds that do not require a match. The HUD 4107-A, HOME Match Report, is included in the Appendices.

Affirmative Marketing

The City of Pueblo, in conjunction with its non-profit and for-profit partners, affirmatively markets all housing development projects.

Minority Outreach

The Department of Housing and Citizen Services targets outreach to minority and women owned business whenever contracts are solicited. The City's Purchasing Department advertises in local publications, however, there is no local newspaper that targets minority groups.

On-site Inspections

The Department has conducted on-site inspections of all projects that were in progress or funded in 2006. The projects inspected were 4 rehabilitation projects being funded through the Owner-Occupied Rehabilitation Program; 2 multi-family projects, and 7 Down-payment Assistance Grants. Three projects in the loan portfolio were inspected and findings and concerns were identified. We are now working on timelines to address the issues that arose from the inspections. All three properties were in compliance with income and rent requirements. The issues to be addressed are based on Housing Quality Standards.

LEVERAGING

Community Development Block Grants -Program activities are supported by other non-federal funds such as program income generated from the loan payments of the City's housing rehabilitation projects. In CDBG year 2006, \$45,987 in program income was reinvested in other CDBG eligible projects.

In 2006, the money given to local non-profits in the amount of \$256,756 from CDBG helped to leverage over \$3 million in additional funds for the non-profits.

HOME - The Home Downpayment Assistance Program leveraged \$23,498 in HOME with \$552,012 in private first mortgage funding and \$2,915 in a combination of borrower's own funds and other private and public grants. The City approved funding for the development of 160 units of affordable rental housing. These projects used various private and public funding sources, such as CHFA Low-Income Housing Tax Credits, State Division of Housing HOME, and private mortgage funds of approximately \$14 million. One owner-occupied project leveraged over \$9,000 from an EPA grant received the County's Environmental Health Department, due to the existence of lead-based paint.

The Consortium met its match requirement through a match reserve. Since 1992, the Consortium has provided over \$700,000 in general revenue funds, donation of land, and through sweat equity programs, in the furtherance of affordable housing. The match log report can be found in the Appendix

CITIZEN COMMENTS

The City of Pueblo placed ads in the *Pueblo Chieftain* advertising three public hearings to receive input from the citizenry on the use of CDBG and HOME funds and for applicants to present their applications to the Citizens Advisory Committee. One final public hearing was held before the City Council during the one-year period. It also ran ads inviting public comment on the CAPER. The City received some newspaper coverage of the CDBG and HOME projects.

Sign in sheets and comments are on file with the City's Department of Housing and Citizen Services. The meetings took place at City Council Chambers. Over 40 citizens attended the public hearings. No sign-language interpreters were requested.

The CDBG Citizens' Advisory Committee (CAC) had several additional meetings in which they discussed and voted for the various projects. A Saturday bus tour was conducted for the CAC to view and assess proposed projects.

All of this met the HUD requirements for public participation for CDBG and HOME funds.

An ad ran in *The Pueblo Chieftain*, on May 7, 2007, notifying the public of the availability of the draft CAPER. On the following page is the notice that was published. The public comment period was closed on May 25th, 2007. The CDBG Financial Summary for Program Year 2006 was available for citizens to review, along with CDBG Activity Summary Report (GPR) for Program Year 2006 (PR03), CDBG Financial Summary for Program Year 2006 (PR26), Program Year 2006 Summary of Accomplishments (PR23), Summary of Consolidated Plan Projects for Report Year 2006 (PR06). Status of HOME Activities (PR22) and HOME (PR27).

Public Notice

The City of Pueblo has completed a Draft Consolidated Annual Performance and Evaluation Report (CAPER) for the 2006-2007 program year, for submission to the U.S. Department of Housing and Urban Development (HUD). The CAPER outlines the performance achieved through funded activities and priorities of the Consolidated Plan and the Annual Plan, as it pertains to Community Development Block Grant (CDBG) and HOME funds. A copy of the draft CAPER is available at the locations listed below. The document can also be accessed online at www.pueblo.us and visiting the Housing Department page. Written comments regarding the draft CAPER must be received no later than 4:00 p.m. on **May 25, 2007**, and submitted to Ada Clark, Director, City of Pueblo Department of Housing and Citizen Services, 2631 E. 4th Street Pueblo, Colorado 81001. You may contact us by telephone at 553-2850.

City of Pueblo:

Department of Housing and Citizen Services
2631 E. 4 St.
Pueblo, CO. 81001

Office of the City Clerk
One City Hall Place
Pueblo, CO. 81001

Hyde Park Community Center

2135 W. 16 St.
Pueblo, CO. 81003

La Gente Recreation Center

2804 E. 12 St.
Pueblo, CO. 81001

Bessemer Historical Society

Medical Annex/Community Room
215 Canal St.
Pueblo, CO. 81004

NeighborWorks of Pueblo

1241 E. Routt Ave.
Pueblo, CO. 81004



SELF EVALUATION

The City of Pueblo has been successful in addressing and, in most cases, exceeding its projected performance priorities as defined in the Consolidated Plan. Specific information on each of the twelve priority areas is identified in those individual sections, listed under Assessment of Five-Year Consolidated Plan Goals and Objectives. We continue to find it a challenge to complete our projects on a timely basis. In 2006, the City did not receive its funding until the summer, however, our program year starts on March 1. This late receipt of funding pushed all projects back by 4 to 5 months, for many projects, such as infrastructure projects this meant a delay until the following year, as these projects cannot proceed during the winter months.

The latest Consolidated Plan has an increased number of priorities, as expressed by the citizenry. Each priority has multiple action items and the city excelled in meeting many of them. We continue to have poor performance in HOME downpayment assistance, though production picked-up the latter part of the year, and in the rehabilitation of owner-occupied structures. Yet we know we are not alone. Production for the Colorado Housing Finance Authority has also increased in our area but not as in the years prior to 2005. Poor credit and insufficient income make it hard for families to qualify under the many programs offered for first-time homebuyers. The majority of lending occurring seems to be under 80/20 loan products and sub-prime. The increased costs of construction are making it difficult to build affordable housing.

Public housing rehabilitation seems to be on track, with 104 units receiving some form of rehabilitation. The County's Weatherization Program always a good performer made home improvements to 352 households. The essential repairs program for seniors provided 6 senior households with emergency repairs services and had over 45 individuals on their waiting list that they were unable to serve due to a lack of funding. Infill housing proceeded at a good pace, showing that this is a viable concept in our aging neighborhoods.

New projects were commenced in 2006, which had received funding approval in 2005. Rehabilitation was started on 160 units of existing multi-family housing. The 128-unit, Pueblo Village Apartment project is a HAP complex. The 32-unit Villa Andrea Apartments is also being rehabilitated, both projects are tax credit projects. This far exceeds our goal of 24-units per year. The Village at Pueblo, a 42-unit new construction rental project commenced construction and should be completed in 2007. This also exceeds our goal of 10 new rental units per year. The development of new migrant rental housing is still on hold. Increases in construction costs are the new challenge that faces the developer.

Housing and supportive services for the homeless is always a challenge in our community. We continue to see diminishing funds and an increase in the homeless

population. No new units were added and we are no closer to being able to provide a homeless shelter for adults or the youth. Agencies that serve this population served more individuals than the projected goal of 2000 individuals, as conservatively 4020 were served. This is always a two-edge sword, as the hope is that no one needs your services.

In 2006, the City amended its Consolidated Plan to allow for the provision of tenant based rental assistance for 2007. The program is to serve the mental-ill and those transitioning out of homelessness. We anticipate this new program will help in meeting the new discharge requirements.

The goal under Priority 5 was to support the development of housing for 15 individuals providing least restrictive housing. This goal was not met. Agencies serving this population are currently unable to build additional units. Agencies providing job and life-skills training served 701 out of the 1200 anticipated. Again, funding cuts was a major obstacle to these agencies not meeting their goals.

Priorities that included public facilities and infrastructure were met as public improvements to parks and public facilities were completed. Fifteen public improvement projects were completed. We have fewer and fewer projects in the pipeline each year. The prior results from better management and reduced funding amounts.

The City set-aside 15% of its CDBG funding for public service projects, yet these funds were leveraged with over \$1.8 million in general funds from the City and County to provide a wide array of public services. Funding was provided to all but one of the agencies providing the outlined services under the objectives of Priority Eight of the Plan. Health services, senior services and youth programs received funding. There continues to be funding cuts for recreational programs for the youth both from the state and from the federal government.

Priority 9 has been slow to develop, though all the neighborhoods that have completed neighborhood plans expressed concern about crime and all requested funding from CDBG for crime prevention activities, these expressed needs have not manifested themselves in actual programs requested by the neighborhoods. The Crime Prevention Officer has attended many neighborhood meetings and has received good feedback from the residents. Several meetings and activities have been planned for April of 2006.

Overall, the City has met its goals of creating livable environments for its residents. Infrastructure and park improvements make immediate impacts on the neighborhoods. The Citizens Advisory Committee gets better every year at assessing the impact that projects have on the community. The changes that have been made in the application process as well as the review of the performance measurements seems to be assisting not only the Committee but also the agencies. The need to focus on results however is

proving to be a challenge for some of our agencies. It is anticipated that with additional training we will be able to resolve the issues.

APPENDICES

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which I t is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official Date

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria: 1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official Date

Title

OPTIONAL CERTIFICATION
CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official Date

Title

ESG Certifications

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for rehabilitation (other than major Rehabilitation or conversion), the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services and Operating Costs -- Where assistance involves essential services or maintenance, operation, insurance, utilities and furnishings, it will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under 24 CFR 576.51.

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

Discharge Policy --- It has established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

HMIS – It will comply with HUD’s standards for participation in a local Homeless Management Information System and the collection and reporting of client-level information.

Signature/Authorized Official Date

Title

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance: 2631 E. 4 St. Pueblo, CO. 81001

Check if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

**Priority Housing Activities
Table 2A**

Priority Need	5-Yr. Goal <u>Plan/Act</u>	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal <u>Plan/Act</u>
CDBG						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units	6/2	1.2/	1.2/2			
Rehabilitation of existing owner units	100/13	20/	20/13			
Homeownership assistance						
HOME						
Acquisition of existing rental units	0/160	0/0	0/160			
Production of new rental units	50/42	10/	10/42			
Rehabilitation of existing rental units	120/	24/	24/128			
Rental assistance						
Acquisition of existing owner units						
Production of new owner units	50/6	10/	10/6			
Rehabilitation of existing owner units	100/9	20/	20/9			
Homeownership assistance	50/8	10/	10/8			
HOPWA						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						
Other						

**Priority Housing Needs/Investment Plan Table
Table 2A**

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters						
0 - 30 of MFI	1500/363	300/	300/363			
31 - 50% of MFI						
51 - 80% of MFI						
Owners						
0 - 30 of MFI						
31 - 50 of MFI						
51 - 80% of MFI	5880/432	1176/	1176/432			
Homeless*						
Individuals	230/222	46/	46/222			
Families						
Non-Homeless Special Needs						
Elderly						
Frail elderly						
Severe Mental Illness						
Physical Disability	25/	5/	5/0			
Developmental Disability	15/	5/	5/0			
Alcohol or Drug Addiction						
HIV/AIDS						
Victims of Domestic Violence						
Total						
Total Section 215						
212 Renter						
215 Owner						

* Homeless individuals and families assisted with transitional and permanent

**Priority Community Development Activities
Table 2B**

Priority Need	5-Yr. Goal <u>Plan/Act</u> t	Yr. 1 Goal <u>Plan/Act</u> t	Yr. 2 Goal <u>Plan/Act</u> t	Yr. 3 Goal <u>Plan/Act</u> t	Yr. 4 Goal <u>Plan/Act</u> t	Yr. 5 Goal <u>Plan/Act</u> t
Acquisition of Real Property						
Disposition						
Clearance and Demolition						
Clearance of Contaminated Sites						
Code Enforcement						
Public Facility (General)	3/2					
Senior Centers						
Handicapped Centers						
Homeless Facilities						
Youth Centers						
Neighborhood Facilities						
Child Care Centers			2/2			
Health Facilities						
Mental Health Facilities						
Parks and/or Recreation Facilities			1/4			
Parking Facilities						
Tree Planting			1/0			
Fire Stations/Equipment						
Abused/Neglected Children Facilities						
Asbestos Removal						
Non-Residential Historic Preservation			1/1			
Other Public Facility Needs						
Infrastructure (General)						
Water/Sewer Improvements						
Street Improvements			3/8			
Sidewalks			2/6			
Solid Waste Disposal Improvements						
Flood Drainage Improvements						
Other Infrastructure						
Public Services (General)						
Senior Services			1/0			
Handicapped Services						
Legal Services						
Youth Services						
Child Care Services						
Transportation Services			1/0			
Substance Abuse Services						
Employment/Training Services						
Health Services			1/1			
Lead Hazard Screening						
Crime Awareness						
Fair Housing Activities						
Tenant Landlord Counseling						
Other Services			6/2			
Economic Development (General)						

C/I Land Acquisition/Disposition						
C/I Infrastructure Development						
C/I Building Acq/Const/Rehab						
Other C/I						
ED Assistance to For-Profit						
ED Technical Assistance						
Micro-enterprise Assistance						
Other						

**Annual Housing Completion Goals
Table 3B**

Grantee Name: Program Year:	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)						
Homeless households	40	0	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	15	0	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	10	42	<input type="checkbox"/>	X		<input type="checkbox"/>
Rehabilitation of existing units	44	332	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	109	374	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	0	10	X	X		
Rehabilitation of existing units	20	4	X	X		
Homebuyer Assistance	10	18	<input type="checkbox"/>	X		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	30	32	X	X	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	10	52	X	X		<input type="checkbox"/>
Rehabilitation of existing units	24	336	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	10	11	X	X		<input type="checkbox"/>
Total Sec. 215 Affordable Housing	44	399	X	X	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS						
Annual Rental Housing Goal	54	374	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	15	22	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	69	396	X	X	<input type="checkbox"/>	<input type="checkbox"/>

Outcome Performance Measurements
Table 1C, 2C, 3A

Availability/Accessibility of Decent Housing (DH-1)							
Specific Annual Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH 1.1	Rehabilitation of 120 multi-family rental units; Rehabilitation of 100 units of public housing ; Development of 50 units of rental housing;	HOME, CDBG, CHFA, HUD, PHA Capital funds	2005	Units	74	274	%
			2006				370 %
			2007				%
			2008				%
			2009				%
MULTI-YEAR GOAL				74	232	370 %	
Affordability of Decent Housing (DH-2)							
DH 2.1	Improve condition of existing owner-occupied single-family units; property improvements/repairs; first time homebuyer assistance; new construction	HOME, CDBG, CHFA, DOLA, Title III, NRC, USDA	2005	Units	46	446	%
			2006				969 %
			2007				%
			2008				%
			2009				%
MULTI-YEAR GOAL				46	446	969%	
Sustainability of Decent Housing (DH-3)							
DH 3.1	Elimination of slum blight; park improvements; recreational facilities; child care facilities; graffiti removal	CDBG, private funds	2005	Units	12	8	%
			2006				66 %
			2007				%
			2008				%
			2009				%
MULTI-YEAR GOAL				12	8	66%	
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.1	Infrastructure and street improvements	CDBG	2005	Persons	48227	502	%
			2006				1%
			2007				%
			2008				%
			2009				%
MULTI-YEAR GOAL						%	
Affordability of Suitable Living Environment (SL-2)							
SL 2.1	Health services; transportation, senior services; youth centers; homeless prevention programs; special needs population	CDBG General revenue	2005	Persons	30820	20166	%
			2006				65 %
			2007				%
			2008				%
			2009				%
MULTI-YEAR GOAL				30820	20166	65 %	

Sustainability of Suitable Living Environment (SL-3)							
SL 3.1			2005				%
			2006				%
			2007				%
			2008				%
			2009				%
			MULTI-YEAR GOAL				
Availability/Accessibility of Economic Opportunity (EO-1)							
Specific Annual Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO 1.1			2005				%
			2006				%
			2007				%
			2008				%
			2009				%
			MULTI-YEAR GOAL				
Affordability of Economic Opportunity (EO-2)							
EO 2.1			2005				%
			2006				%
			2007				%
			2008				%
			2009				%
			MULTI-YEAR GOAL				
Sustainability of Economic Opportunity (EO-3)							
EO 3.1			2005				%
			2006				%
			2007				%
			2008				%
			2009				%
			MULTI-YEAR GOAL				
Neighborhood Revitalization (NR-1)							
NR 1.1			2005				%
			2006				%
			2007				%
			2008				%
			2009				%
			MULTI-YEAR GOAL				
Other (O-1)							
O 1.1	Homeless shelters/transitional housing	CDBG, Continuum of Care	2005	Persons	3327	511	%
			2006				15 %
			2007				%
			2008				%
			2009				%
			MULTI-YEAR GOAL				3327
Other (O-2)							

O 2.1			2005				%
			2006				%
			2007				%
			2008				%
			2009				%
			MULTI-YEAR GOAL				