



**NeighborWorks
Southern
Colorado**



Our Mission...Our Impact

Our mission is to promote healthy, vibrant neighborhoods and serve as the first choice for homebuyer resources in Southern Colorado.

NeighborWorks Southern Colorado is #2 in the country for Affordable Home Ownership Education!
We counseled 2,156 families in 2021!

Educate

- **Classes**
 - Homebuyer Education
 - Financial Fitness
- **Counseling**
 - Foreclosure Mitigation
 - Homebuyer Development

Lend

- **Home Loan**
 - Conventional, FHA, VA, USDA
- **Small Business Loan**
 - \$5k-250k
- **Rehab Loan**
 - \$

Build

- **Pikes Peak Park**
 - 604 Units
- **Hyde Park**
 - 90 Units
- **Liberty Gardens**
- **IndieDwell**

Engage

- **Bessemer mobile Food Pantry**
- **La Familia Community Garden**
- **Little Libraries/Blessing Box**

American Rescue Plan Act

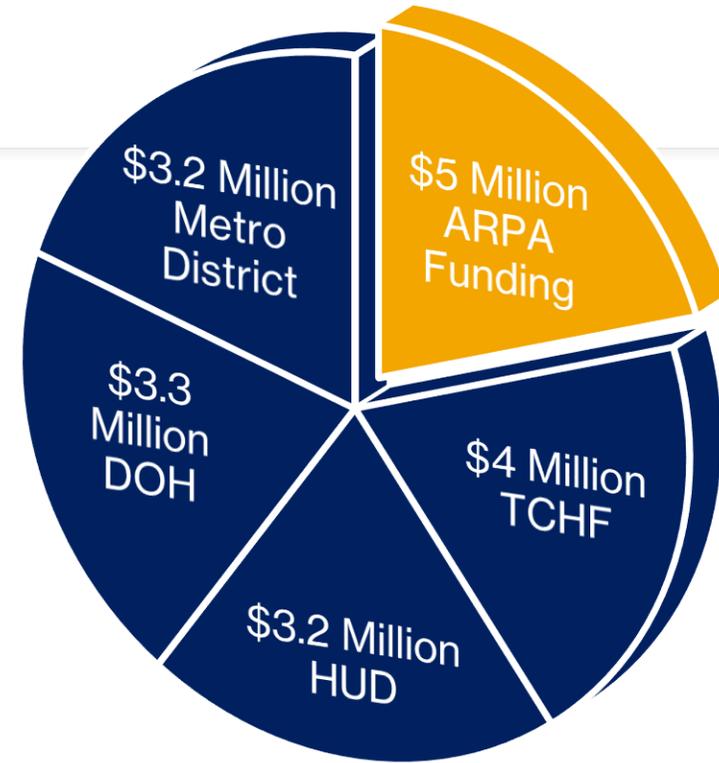
Proposal

Pillars of Focus

Community Resilience

Individuals/
Households

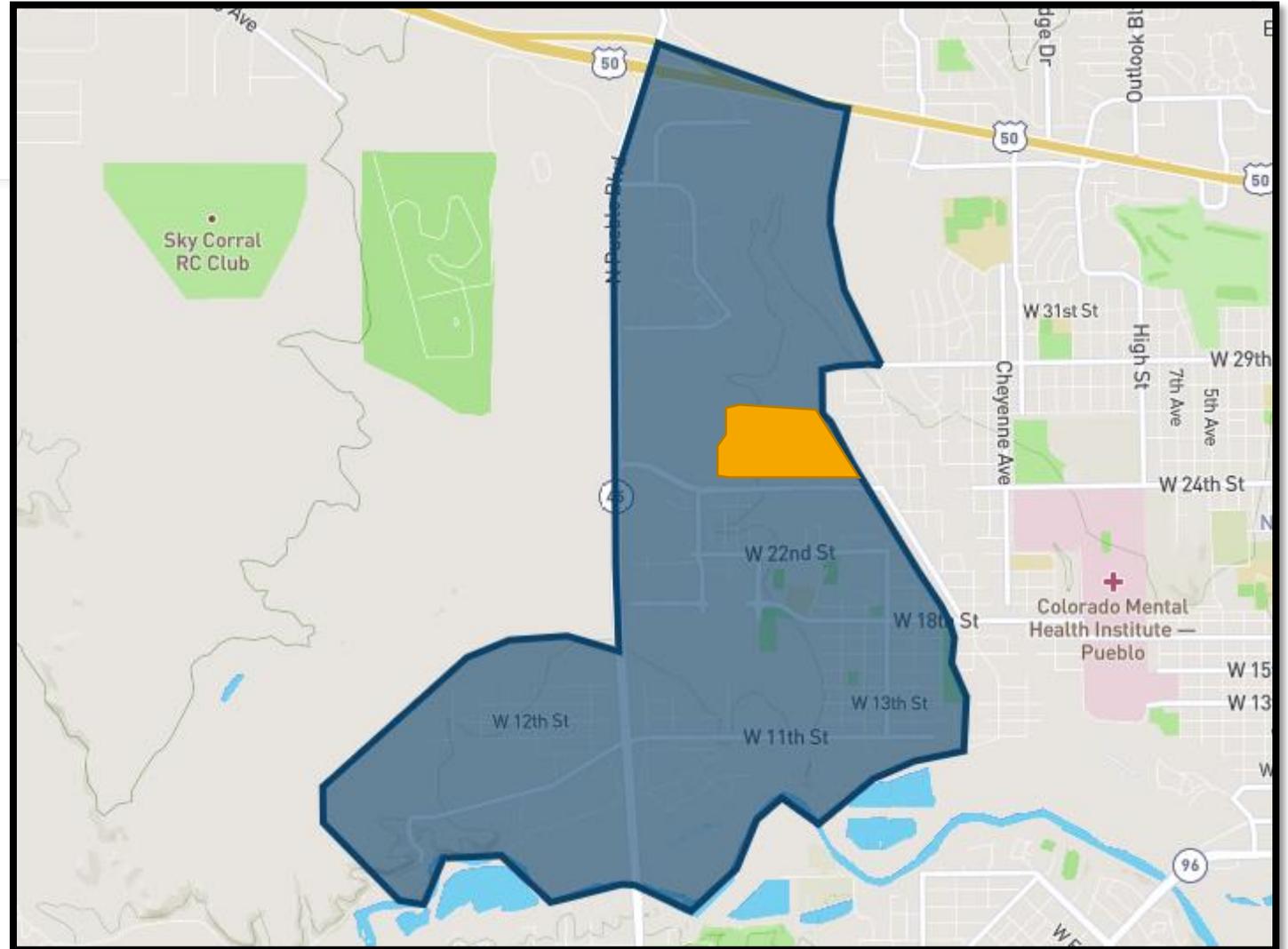
Infrastructure



\$5 Million in ARPA funding will leverage over **\$13 Million** of competitive federal grants and other private sources for the project.

Area of Focus

- Pueblo's West Side
- Census Tract: 08101002901
- With influence on the connectivity to the greater Pueblo community



Area Facts

- Total Population: 2,983
- Lies within an Opportunity Zone



Below Poverty Level

- 31.6%
- 27.3% Receiving Food Stamps/SNAP

Living w/ Disability

- 24.4%
- 19.5% (Pueblo)

Persons of Color

- 61.4% Hispanic/Latino
- 6% Black

No Internet Access

- 28.3%
- 19.5% (Pueblo)

No Computer Device

- 19.2%
- 12.7% (Pueblo)

Impacts of COVID-19

The Westside has a disproportional level of poverty, people of color, and people living with disabilities.

- 10.9% of this community are uninsured and public transportation was non-existent
 - Residence were unable to seek medical help which led to further health issues/death
- Widespread school closures resulted in economically vulnerable populations facing greater hurdles
 - 28.3% of households had no access to internet and 19.2% had no computer device

Increasing access to public transportation, walkability, and increasing neighborhood connectivity will help to unburden this area.



Master Planned Project

Pikes Peak Park

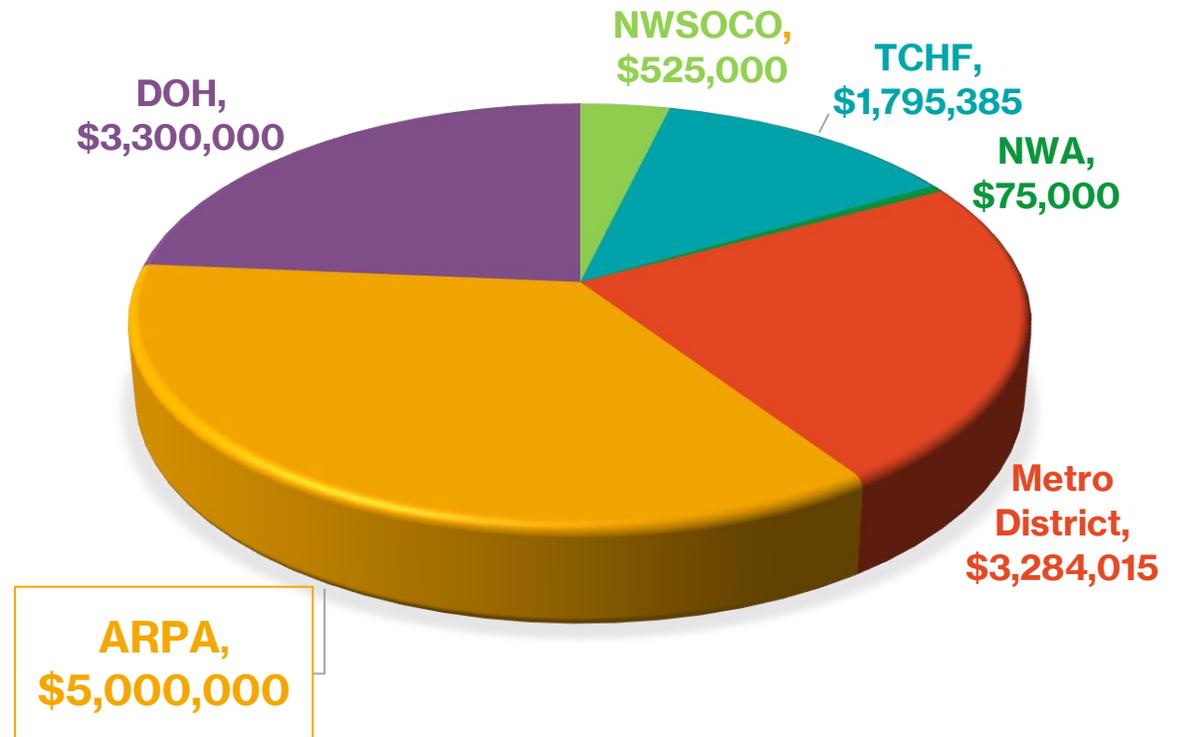
- **604 Planned Housing Units**
 - Multifamily, Condos, Townhomes, Single-Family residences
- **Mixed-use, mixed-income**
 - Commercial, Community Buildings, Urban Gardens, 15 Acres of Public Parks and Greenspace
- **Includes permanently affordable homeownership**
 - 74% of for-sale homes will be made affordable to those with an 80% AMI or less
- **Complete Project Timeline**
 - 3 phases over 10 Year period



Project Budget – Entitlements & Infrastructure

SOURCES

Uses (Entire Project)	
Entitlements	
Planning	\$386,000
Engineering	\$625,300
Project Management	\$75,000
Infrastructure	
Infrastructure (excluding water/sewer)	\$5,115,495
Infrastructure (water/sewer)	\$3,914,505
Engineering & Design	\$749,100
Parks	\$1,400,000
ADA Play/Parks	\$250,000
Detention	\$1,355,000
Project Management	\$450,000
Total	\$14,320,400

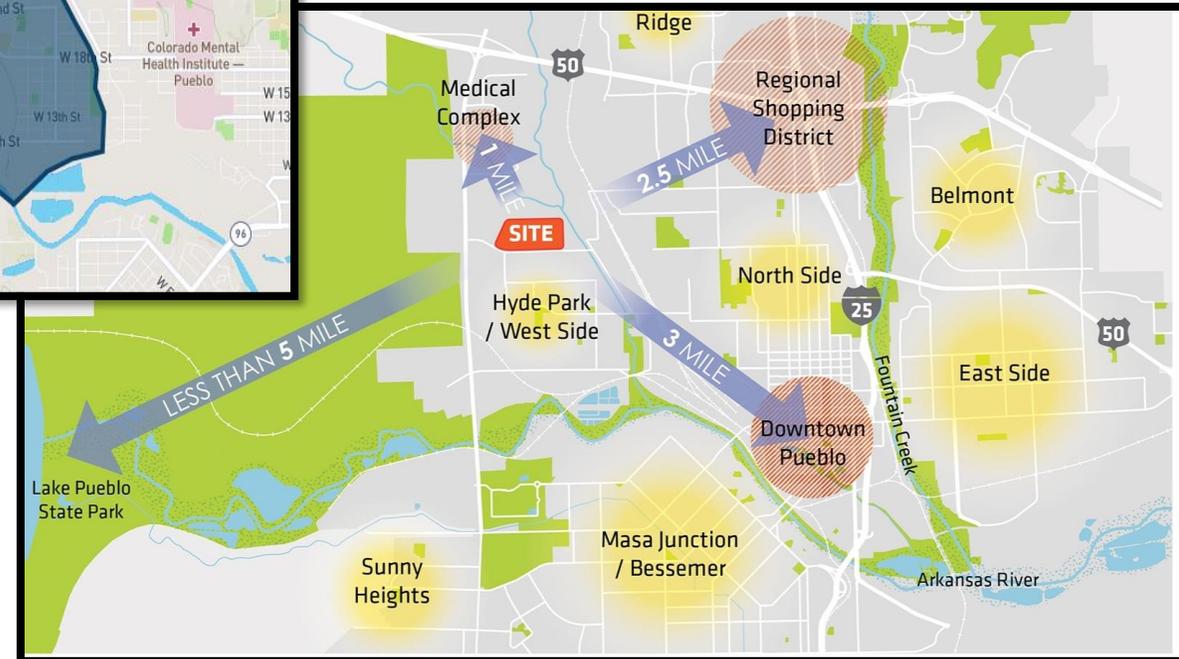
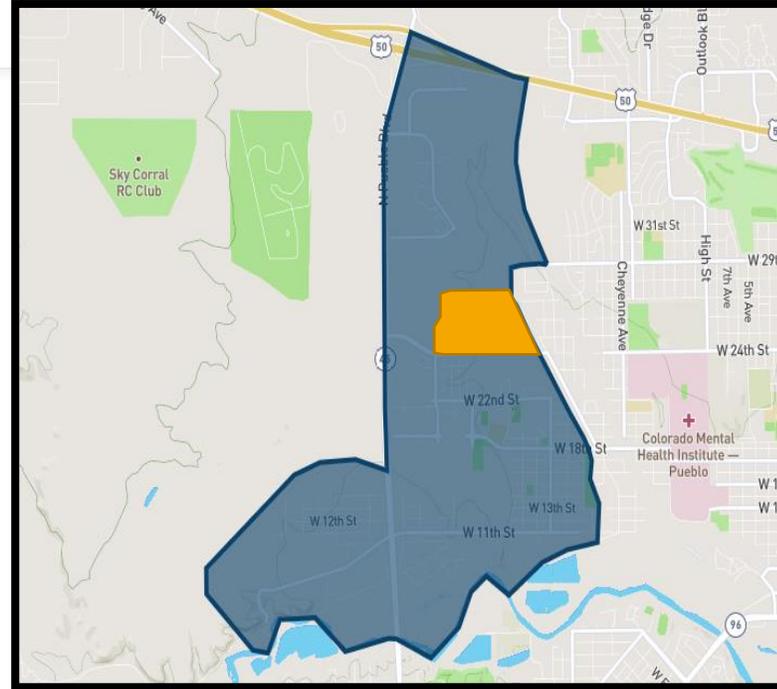


ARPA Budget - \$5 Million

NeighborWorks Southern Colorado Budget		ARPA Budget	Phase 1A	Phase 1B	Phase 2A
	Timeline:	Expended by 2026	Oct 2022-Mar 2024	Apr 2024-May 2026	Apr 2026-Dec 2026
	Anticipated outcome:	Expend all funds as allocated by end of 2026 to meet compliance	All Detention, 50% Park Install and 40% of allocated water and sewer along roadways	50% park Installation, 40% of allocated water and sewer along roadways	20% of allocated water and sewer along roadways (Multifamily)
Project Expenses					
Design and Engineering					
	Park and Detention Design	\$ 380,000.00	\$ 380,000.00	\$ -	\$ -
	Water/Sewer/Sanitary/Detention Engineering	\$ 369,100.00	\$ 369,100.00	\$ -	\$ -
	Total	\$ 749,100.00	\$ 749,100.00	\$ -	\$ -
Water Quality Installation					
	Water	\$ 891,713.00	\$ 356,685.20	\$ 356,685.20	\$ 178,342.60
	Sewer	\$ 1,065,540.00	\$ 426,216.00	\$ 426,216.00	\$ 213,108.00
	Total	\$ 1,957,253.00	\$ 782,901.20	\$ 782,901.20	\$ 391,450.60
Park Installation					
	Gross Square Footage	\$ 1,400,000.00	\$ 840,000.00	\$ 560,000.00	\$ -
	ADA Parks	\$ 250,000.00	\$ -	\$ 250,000.00	\$ -
	Total	\$ 1,650,000.00	\$ 840,000.00	\$ 810,000.00	\$ -
Detention Pond					
	Trails/Connections/Landscaping	\$ 1,200,000.00	\$ 1,200,000.00		
	Earth moving	\$ 115,000.00	\$ 115,000.00		
	Drainage	\$ 155,000.00	\$ 155,000.00		
	Total	\$ 1,470,000.00	\$ 1,470,000.00	\$ -	\$ -
Broadband					
	Installation (*Potentially no cost to NWSOCO)	\$ -	\$ -	\$ -	\$ -
	Total	\$ -	\$ -	\$ -	\$ -
Project Totals		\$ 5,826,353.00	\$ 3,842,001.20	\$ 1,592,901.20	\$ 391,450.60
ARPA Budget Amount		\$ 5,000,000.00			
Remaining amount to be covered by other Sources		\$ 826,353.00			

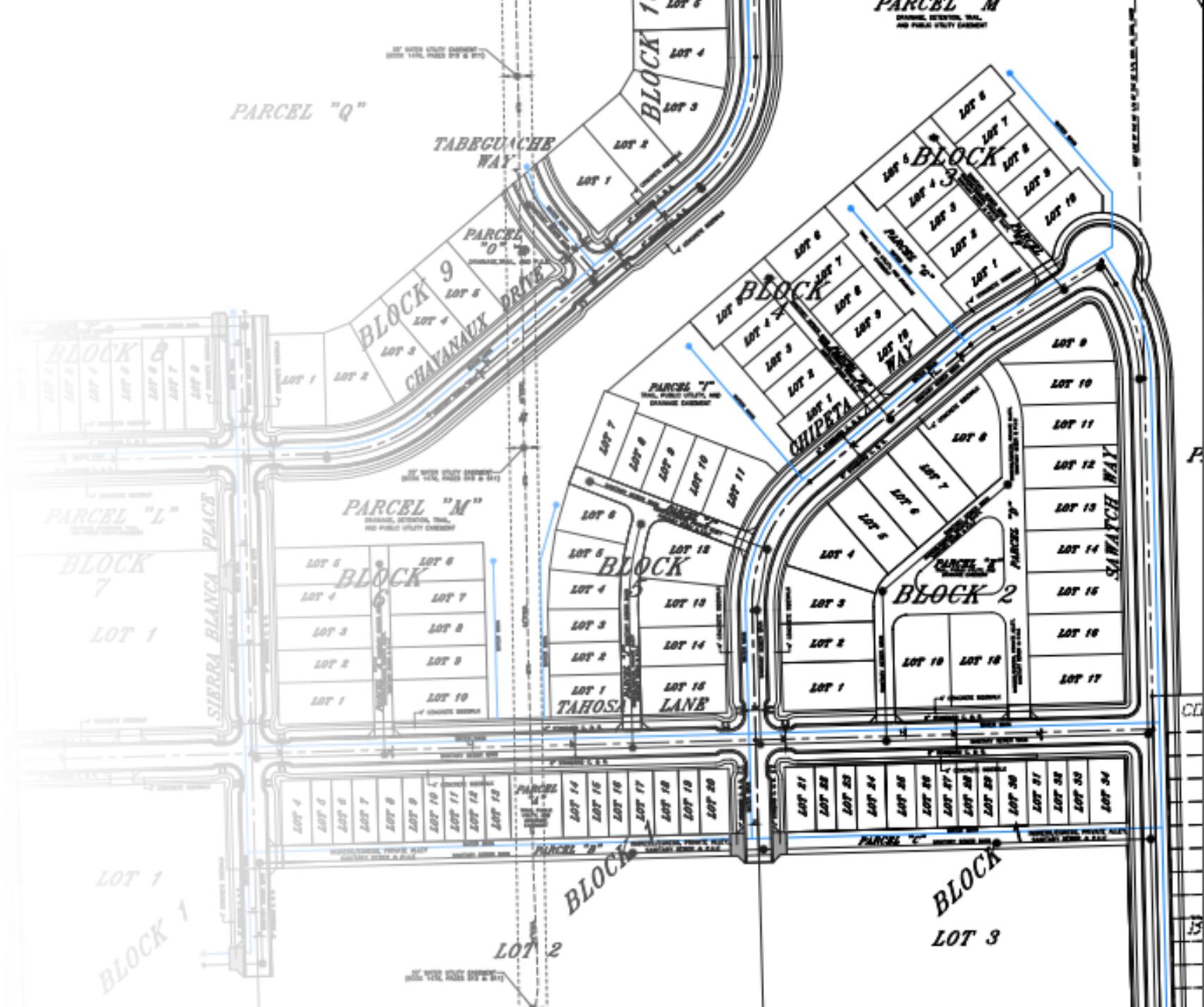
Communities Impacted

- Westside Census Tract **PLUS**
- Increasing connectivity to the greater Pueblo area by connecting to existing trail systems and bringing in public transportation



Water Quality

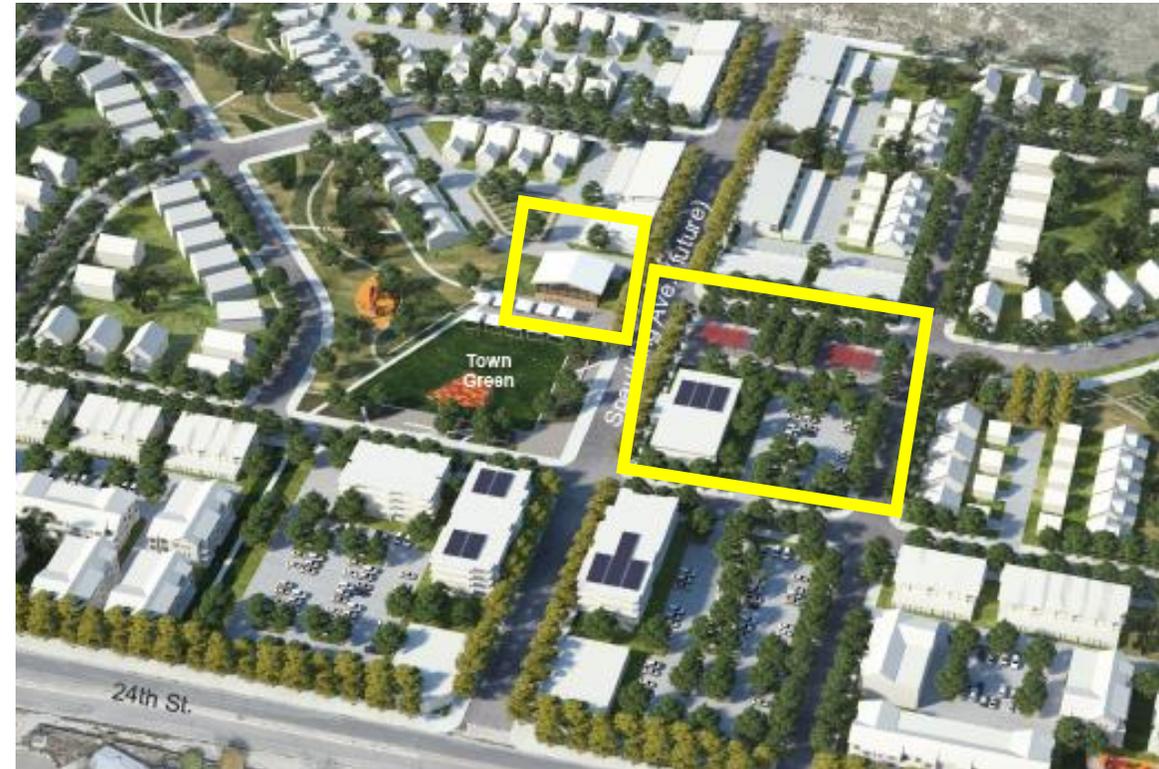
- Funds attributed to Sewer, Water and Water Detention would significantly reduce the amount of funds that would need to be borrowed from the Metro District
 - Reduced borrowed funds from the MD would ensure the homes are more affordable by not needing to be paid back over time.



Internet/Broadband access

The Pikes Peak Park development will include two community buildings which will have internet access for the community.

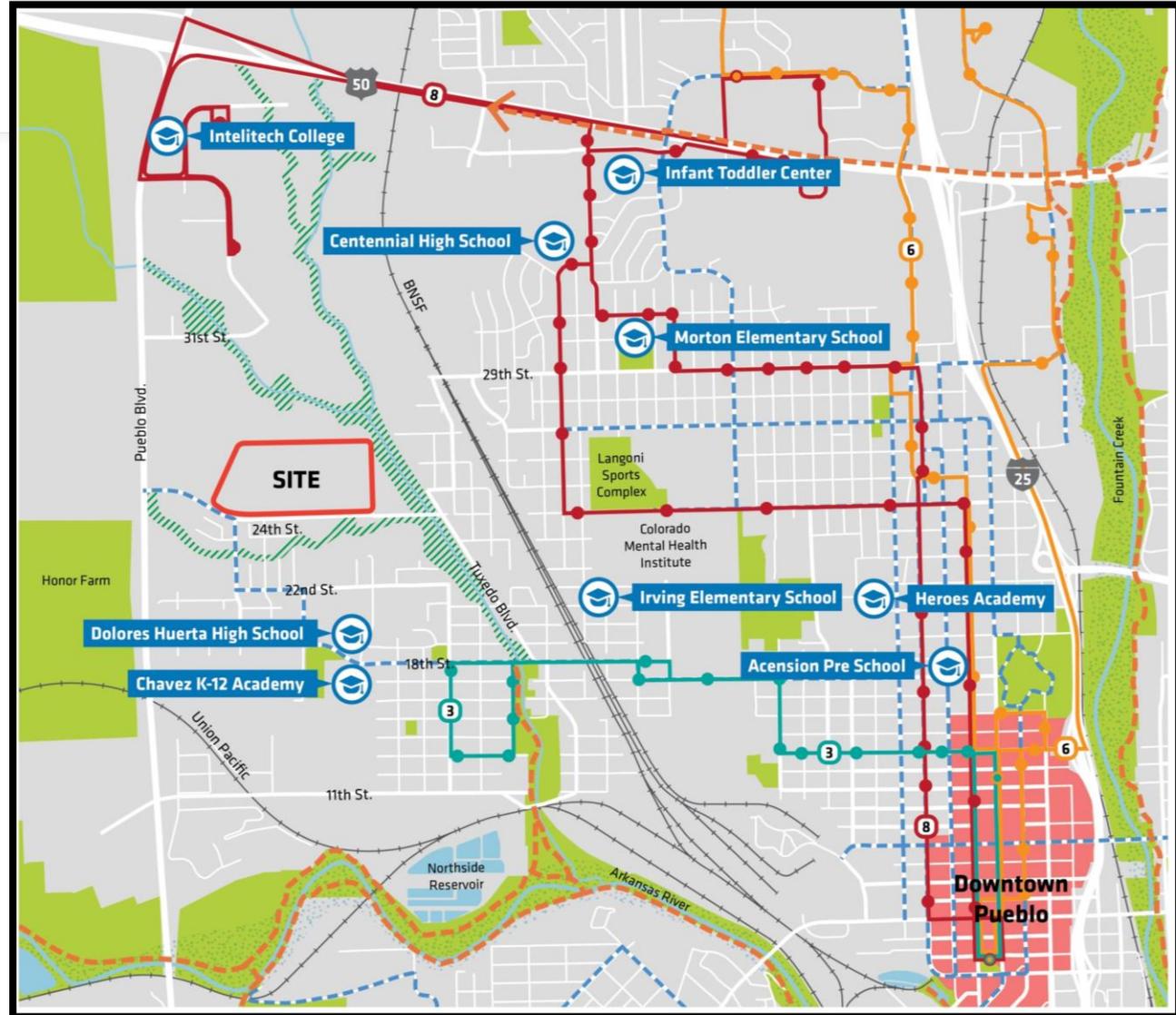
- Internet accessibility is a necessity within this area to help promote equality in the community



Existing Public Transportation/Planned Trail System

- Currently, no bus lines run between 18th St. and the YMCA

 City's Planned Regional Trail System

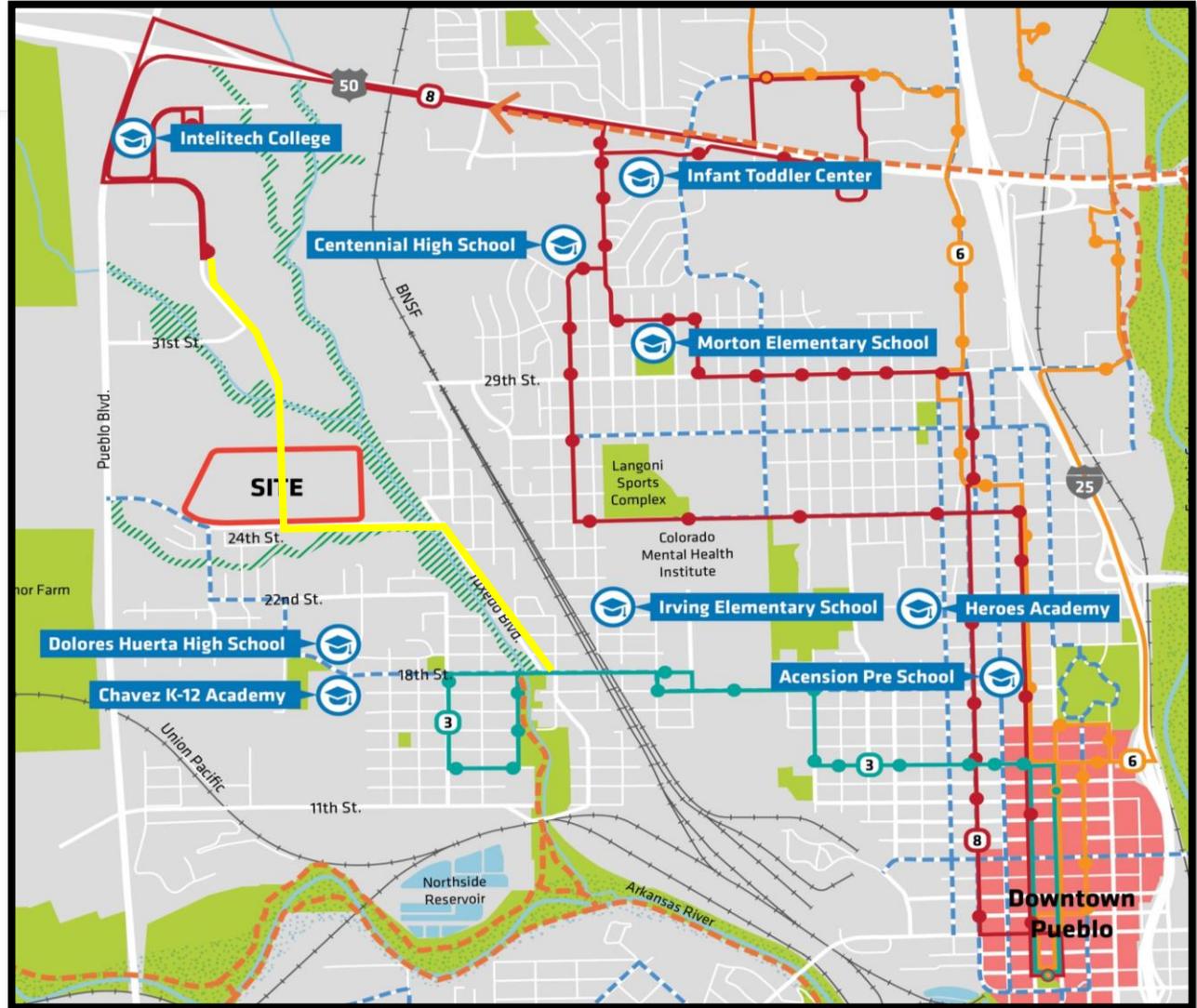


Increased Connectivity

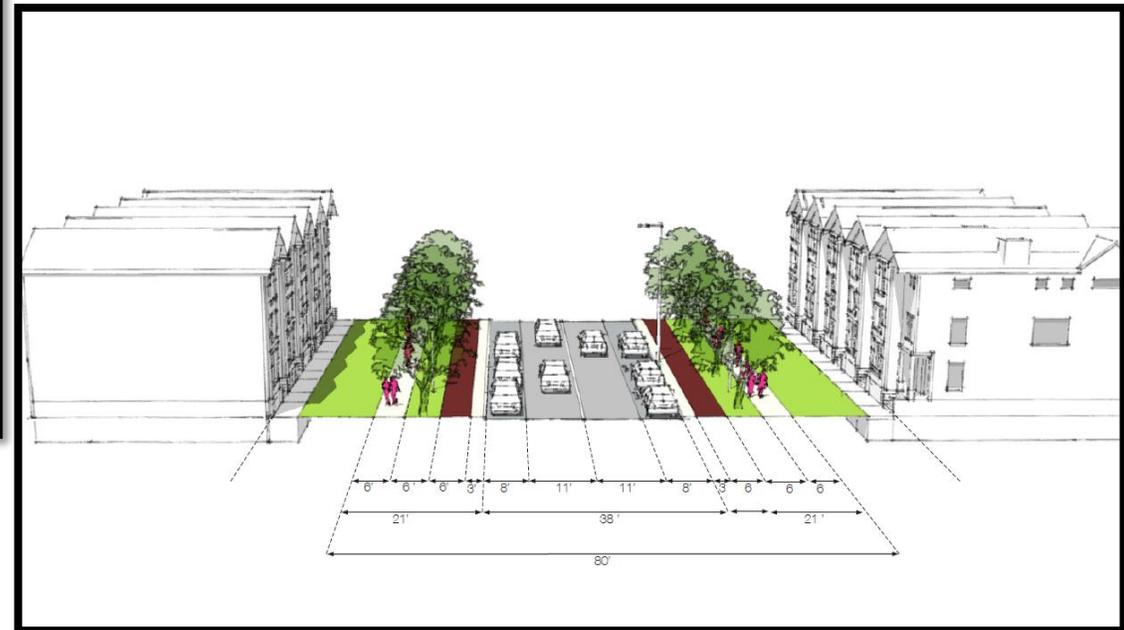
Connected Trails to the Planned Regional Trail System



→
Addition of running bus lines through the west side running through the center of our planned project



Multimodal Trails



Inclusive Parks

Accessible
Swing sets



Raised
sand
boxes



Roll-on
Carousels
w/ seats





Questions?

