



2022 Annual Action Plan

City of Pueblo and Pueblo Consortium

March 12 – April 13, 2022

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Pueblo is a federal entitlement community under the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program. The City of Pueblo and Pueblo County participate as a Consortium within the HOME Investment Partnerships Program (HOME).

As a CDBG Program HUD entitlement community, the City is required to prepare an Annual Plan to implement any federal programs that fund housing, community development, and economic development within the community. This Annual Plan covers FY 2022 (March 1, 2022 through February 28, 2023) and will be submitted to HUD for approval.

The purpose of the Annual Plan is to guide federal funding decisions in FY2022. The Annual Plan is guided by three overarching goals that are applied according to a community's needs. The goals are:

1. To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
2. To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low-and moderate-income residents throughout the City, increased housing opportunities, and reinvestment in deteriorating communities.
3. To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low-and moderate- income persons to achieve self-sufficiency.

The overall priority for the investment of federal funds is to increase self-sufficiency and economic opportunity for lower income residents and individuals with special needs so that they can achieve a reasonable standard of living.

In addition to \$479,134.72 in HOME program income, the City of Pueblo anticipates receiving the following federal resources in FY 2022:

- CDBG \$1,459,303
- HOME \$979,677

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.

The goals and objectives identified in the 2022 Annual Action Plan tie back to the Strategic Plan, which is part of the 2020-2024 Consolidated Plan. The Strategic Plan provides a framework to address the needs of the City using CDBG and HOME funds. The three overarching objectives guiding the proposed activities are:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

Outcomes show how programs and activities benefit a community or the people served. The three outcomes that will illustrate the benefits of each activity funded by the CDBG and HOME programs are:

- Improve Availability/Accessibility to housing and services
- Improve Affordability of housing and services
- Improve Sustainability of housing and services

All activities funded in FY2022 will support at least one objective and one outcome. The identified priorities include:

1. Affordable Housing
2. Public Services including Services for Homelessness
3. Public Infrastructure and Facilities
4. Economic Development and Community Revitalization
5. Fair Housing Education and Outreach
6. Administration and Planning

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The following evaluation of past performance is from the FY2021 (March 1, 2021, through February 28, 2022) Consolidated Annual Performance and Evaluation Report (CAPER). This CAPER has been submitted to HUD but has not yet been approved. The accomplishments that follow are those achieved through the expenditure of CDBG and HOME funds:

In 2021, the City received \$1,504,131 in CDBG grant funds. The City drew down CDBG funds in the amount of \$549,636.68, based on PR26- Report. The 2021 HOME grant received was \$852,826, and the City had not drawn down funds prior to yearend. The City will receive \$479,134.72.00 in HOME program income and \$34,203.11 in recaptured funds from previous homebuyer projects funded by the HOME grant. Matching funds to the HOME grant in the amount of \$270,602.58 were provided by the Consortium members. Based on the PR-26 Report, \$508,901.44 (92.59%) of the funds drawn benefited low and moderate-income households and neighborhoods.

The City and the Consortium fell short in its program year goals in several categories: public services, public facilities and infrastructure, and tenant-based rental assistance affordable housing, homeless prevention, and demolition. New rental housing projects were delayed seeking capital, A motel conversion was repurposed as a non-congregate care facility responding to the COVID19 virus. While the number of demolition projects are down, the costs of demolition is ever increasing. Additional expenses in this category account for reduced volume. Homeless service numbers are less than predicted due to facility relocation. The homeless supportive service facility was relocated to increase accessibility in service delivery. The program start was delayed by six months. The number served is at 47% of expected, and the City anticipates that the number served to return to expected levels.

There was a total of 10,752 persons assisted with CDBG and 51 households assisted via HOME. Among those assisted with CDBG funds, 98% identify as White, 45% as Hispanic and 1% as Black.

In 2021, the CDBG grant leveraged \$2.5 million, in additional funding for public service programs. A Private Activity Bond in the amount of \$6.2M was allocated to the Colorado Housing Finance Authority for single-family mortgage capital.

The City and County currently fund non-profit agencies through the CSAC Partnership. A total of \$959,290 in general revenue funds were provided by the City and County. For the 2021 reporting period, the Commission recommended funding for 32 agencies. Health and human service agencies received \$605,410 (63%); childcare received \$125,755 (13%); youth program received \$121,435 (13%), and cultural activities & events received \$65,220 (7%). The County allocated the half of administration fee it normally receives, to go directly to the grantees.

The City of Pueblo's Department of Housing and Citizen Services developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included an online survey, virtual public meetings, published meeting notices, and virtual stakeholder meetings. The outreach process highlighted several key issues within the community including the need for quality, affordable housing, accessible housing, and services for those experiencing homelessness, workforce training and economic development activities. A complete summary of Citizen Participation, including comments, is included in the Citizen Participation Appendix.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Notice of the 2022 Annual Action Plan and 30-day comment period was published in the Pueblo Chieftain on March 10, 2022. Copies of the 2022 Annual Action Plan were made available at the City Clerk's Office, the Rawlings Library, the Department of Housing and Citizen Services, and available electronically on the Department's website.

Public meetings were held on March 17, 2022 and April 14, 2022 in the Community Room of the Pueblo County Department of Human Services located at 2631 E 4th Street, Pueblo, Colorado.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

None

7. Summary

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PUEBLO	Department of Housing and Citizen Services
HOME Administrator	PUEBLO	Department of Housing and Citizen Services

Table 1 – Responsible Agencies

Narrative

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Consolidated Plan Public Contact Information

The City of Pueblo's Department of Housing and Citizen Services administers the CDBG grant. The City of Pueblo and Pueblo County participate as a Consortium within the HOME Investment Partnerships Program (HOME). As the participating jurisdiction, the City of Pueblo undertakes all monitoring and reporting on behalf of Pueblo County. Pueblo County undertakes its affordable housing programs.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Pueblo's Department of Housing and Citizen Services developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, and stakeholder/focus group meetings meant to engage a broad variety of stakeholders and City residents consistent with the Citizen Participation Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Meaningful collaboration as it relates to the development and implementation of housing and community development programs and services has become increasingly important as the federal resources available to these programs are taxed by extraordinary cost increases. Collaboration with housing and service providers helps the City to capture the maximum benefit for each dollar it invests and ensures that investments strategically address both short-term needs and advance long-term goals.

The Department of Housing and Citizen Services conducts ongoing consultation with human services agencies, housing development organizations, and municipal departments at various points in time during a program year.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Pueblo is a member of the statewide Colorado Coalition for the Homeless (Coalition) and receives funding through the statewide balance. The Colorado Balance of State Continuum of Care (BoS CoC) is represented locally by the various housing and service providers working to meet the needs of persons experiencing homelessness while also working to end homelessness. The City is in frequent communication with housing and service providers.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Pueblo does not receive or administer ESG Funds. The City of Pueblo met with the Continuum of Care (COC) during the consultation process to coordinate between government, mental health, and other service agencies, and the Consolidated Plan reflects the same goals and objectives.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Posada
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted throughout the year during large, coordinated meetings, one-on-one meetings, and during monitoring review of ongoing projects. The anticipated outcome was the coordination of funding to allow the agency and complimenting agencies to address the homeless issues within the city.
2	Agency/Group/Organization	Pueblo Rescue Mission
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted throughout the year during large coordinated meetings, one-on-one meetings, and during monitoring review of ongoing projects. The anticipated outcome was the coordination of funding to allow the agency to serve the homeless community.

3	Agency/Group/Organization	SRDA Pueblo, Inc.
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted one-on-one and during monitoring review of ongoing projects. The anticipated outcome was the coordination of funding to allow the agency to address issues affecting the elderly within the city.
4	Agency/Group/Organization	Colorado Legal Services
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Avoiding Eviction
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one consultation and coordinated inter-governmental agency consultation. The goal of the consultation was to coordinate funding and develop wrap around services to keep families housed.
5	Agency/Group/Organization	Housing Authority of the City of Pueblo
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted throughout the year during large, coordinated meetings, one-on-one meetings, and during monitoring review of ongoing projects. The anticipated outcome was the production of additional units and the coordination of LIHTC funding.
6	Agency/Group/Organization	PUEBLO COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Service-Fair Housing Child Welfare Agency Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coordination and consultations with Pueblo County existed on multiple levels: non-profit funding, development of a strategic housing assessment, program operation and referral. The goal of consultation was to maximize community impact of programs and services.

7	Agency/Group/Organization	Pueblo Department of Public Health and Environment
	Agency/Group/Organization Type	Housing Services-Children Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one consultation with the Health Department occurred with the purpose of assessing lead-based paint issues and smelter area revitalization. The goal was to stay informed on progress of agency projects.
8	Agency/Group/Organization	Planning Department, City of Pueblo
	Agency/Group/Organization Type	Housing Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Zoning
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted throughout the year during large, coordinated meetings and during one-on-one meetings. The anticipated outcome was the coordination of regulatory improvement to address the homeless, Fair Housing, and development issues within the city.

9	Agency/Group/Organization	NEIGHBORWORKS OF PUEBLO, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted one-on-one and in larger group meetings to address housing issues and increase development. The goal of the consultation was to assist with the development of housing.

Identify any Agency Types not consulted and provide rationale for not consulting

No agencies were excluded from consultation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	CoC	The goals of the strategic plan were developed in consultation with and influenced by the Continuum of Care members and the goals of each plan are in alignment.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation - 91.401, 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal setting**

The participation process included stakeholder sessions, public meetings and a 30-day display period of the draft document followed by a second public hearing. Feedback received from stakeholders and the public helped shape the priority needs identified in the plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	None	None	None	
2	Newspaper Ad	Non-targeted/broad community	Request for activities - Twenty proposed activity requests were received.	None	None	
3	Public Meeting	Non-targeted/broad community	None	None	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	Applicants for (20) proposed activities presented their requests to the Citizen's Advisory Committee for funding consideration.	No comments of project opposition were made. All comments made were promoting specific projects or programs.	None	
5	Public Meeting	Non-targeted/broad community	None	None	None	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Pueblo will use its allocation and program income to further the goals identified in the 2020-2024 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,459,303	0	0	1,459,303	2,800,000	CDBG Entitlement Grant amount remaining is PY2023 & PY2024, estimated

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	979,677	513,338	0	1,493,015	1,200,000	HOME Consortium Allocation remaining is PY2023 & PY2024, estimated
Other	public - federal	Economic Development Other	0	0	0	0	0	

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied

The City and County currently fund over 30 non-profit agencies through the Community Services Advisory Commission. This group makes funding recommendations to the governing bodies. Over \$10 million in general funds have been granted to local agencies that serve the Pueblo community. These are general revenue funds, and allocations are made during the yearly budget process. Based on historical funding, \$1.5 million will be made available to local non-profits over the balance of the 2020-2024 Consolidated Plan.

The City and County of Pueblo as the Pueblo Consortium matches the HOME Investment Partnership Act grant with general funds. HOME funds

are leveraged well with LIHTC developments as they are awarded in the jurisdiction. In addition, the Consortium will use qualifying affordable housing expenditures made by each entity as match and has some funds that it carries forward from prior years. Leveraging of private and non-federal resources will be sought whenever possible.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Through the Department of Housing and Citizen Services the City accepts the donation of property for the purposes of housing development. The properties are placed in the Vacant Lot Recycle Program. Many of these donations are from individuals that can no longer afford to maintain the properties, or who do not wish to maintain them. The properties are made available to local housing providers, contractors, and to low and moderate-income households for the development of affordable housing.

The City currently owns 11 vacant parcels. Some of these parcels are being land banked under the Neighborhood Stabilization Program and others have been donated as discussed above.

Discussion

The activities included in the 2022 Annual Action Plan and the associated funding will be dedicated to achieving the goals identified in the Consolidated Plan. Funding contained in this AAP will serve:

Public services in the areas of homelessness, eviction prevention, shelter, food security, budgeting, and senior transportation.

Neighborhood improvements planned is the renovation of the basketball court at Bradford Park.

Accessibility improvements are planned for the Rawlings Library.

Three housing programs will be funded to make necessary repairs to owner-occupied housing.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Planning and administration of federal programs	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide Countywide	Administration and Planning	CDBG: \$291,860 HOME: \$145,880	Other: 1 Other
2	Eliminate slum and blighting influences	2020	2024	Affordable Housing Non-Housing Community Development	Citywide	Economic Development and Community Revitalization	CDBG: \$102,500	Buildings Demolished: 2 Buildings
3	Improve and maintain public infrastructure and facilities	2020	2024	Non-Housing Community Development	Citywide	Public Infrastructure and Facilities	CDBG: \$670,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 42 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide housing and services to homeless/ near	2020	2024	Affordable Housing Homeless	Citywide	Public Services including Services for Homeless	CDBG: \$138,000	Public service activities other than Low/Moderate Income Housing Benefit: 9175 Persons Assisted
5	Preserve existing affordable units (rehab)	2020	2024	Affordable Housing	Citywide	Affordable Housing	CDBG: \$179,943	Homeowner Housing Rehabilitated: 22 Household Housing Unit
6	New construction of affordable housing	2020	2024	Affordable Housing	Citywide	Affordable Housing	HOME: \$1,347,135	Rental units constructed: 10 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit
7	Provide public services to non-homeless population	2020	2024	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services including Services for Homeless	CDBG: \$77,000	Public service activities other than Low/Moderate Income Housing Benefit: 2198 Persons Assisted

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Planning and administration of federal programs
	Goal Description	Planning and administration for the successful implementation of CDBG and HOME programs
2	Goal Name	Eliminate slum and blighting influences
	Goal Description	Demolition of a vacant and dilapidated structure that pose a threat to health and safety.
3	Goal Name	Improve and maintain public infrastructure and fac
	Goal Description	Public facilities include neighborhood facilities, parks/recreation facilities, parking facilities, senior and youth facilities, childcare facilities, job training facilities, cultural facilities, non-residential historic preservation, and homeless facilities. Public infrastructure includes street and sidewalk improvements including lighting and streetscaping, water and sewer improvements, flood drainage improvements, solid waste management improvements.
4	Goal Name	Provide housing and services to homeless/ near
	Goal Description	Housing and services for homeless and near homeless include outreach, emergency, transitional and permanent supportive housing, Rapid Re-Housing, supporting services and rental assistance
5	Goal Name	Preserve existing affordable units (rehab)
	Goal Description	Rehabilitation/reconstruction of single and multi-family housing; energy efficiency improvements; accessibility modifications; lead based paint abatement; minor housing repairs; and preservation of affordable units.
6	Goal Name	New construction of affordable housing
	Goal Description	New construction of affordable housing units.

7	Goal Name	Provide public services to non-homeless population
	Goal Description	Other public services that are needed include: housing and services for persons with HIV/AIDS; services for persons with physical, developmental and/or intellectual disabilities; employment and workforce development; screening for lead-based paint hazards; housing counseling; neighborhood clean-up programs; crime awareness and prevention programs; transportation; health and mental health services; services for persons recovering from addiction; youth programs, food banks and other food-related services; childcare and related services; senior programs and related services; legal services; and financial literacy.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following is a list of the planned projects that will be funded with CDBG and HOME funds.

#	Project Name
1	CD2201 Administration
2	CD2202 Homeless Prevention
3	CD2203 Homeless Supportive Services
4	CD2204 Homeless Youth Services
5	CD2205 Shelter Services
6	CD2206 Pueblo Rescue Mission Meal Program
7	CD2207 SRDA Senior Transportation
8	CD2208 Nutrition on Wheels Program
9	CD2209 Home Stability Program
10	CD2210 ADA Curb Ramps
11	CD2211 Abatement of Dangerous Buildings
12	CD2212 Bradford Basketball Court Rehabilitation
13	CD2213 Rawlings Library ADA Site Improvements
14	CD2214 Emergency Repair and Essential Services Program for Seniors
15	CD2215 Minor Repairs Program
16	CD2216 Rehabilitation Program
17	CD2217 Voluntary Demolition Program
18	HO2210 - City HOME Administration
19	HO2220 Pueblo County HOME Administration
20	HO2230 - Pueblo County Housing Programs
21	HO2240 Community Development Housing Organization Project
22	HO2250 - City Housing Programs

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

There are no specially identified target areas for allocating CDBG and HOME resources. CDBG funds will be expended within the City of Pueblo while HOME funds will be used in citywide as well as in the County. HOME funds are divided between the City and County. City HOME funds are spent within the City while County funds could be spent in either the City or County depending on the projects being funded. Funds are allocated in alignment with the identified priority needs and associated goals.

The primary obstacle in meeting the needs of the community is available resources as the need will always outpace the availability of resources. The City and County leverage funds to the extent possible and select projects based on the potential impact to the community.

AP-38 Project Summary
Project Summary Information

1	Project Name	CD2201 Administration
	Target Area	Citywide
	Goals Supported	Planning and administration of federal programs
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$291,860
	Description	Administrative and planning activities associated with the CDBG program and fair housing education and outreach.
	Target Date	5/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	2631 E 4th Street, Pueblo, CO 81001 (CT11, BLK1)
	Planned Activities	Administrative and planning activities associated with the CDBG program as well as fair housing education and outreach.
2	Project Name	CD2202 Homeless Prevention
	Target Area	Citywide
	Goals Supported	Provide housing and services to homeless/ near
	Needs Addressed	Public Services including Services for Homeless
	Funding	CDBG: \$35,000
	Description	Funding will be used to assist low-income families who have a monthly income with rent assistance and case management services when financial emergencies occur to help them prepare and maintain a budget and/or increase their income to reduce the risk of their household becoming homeless.
	Target Date	2/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	Up to 25 individuals and families will benefit from the proposed activity.
	Location Description	Services provided at 505 Belmont Avenue, Pueblo, CO (CT18, BLK 1)

	Planned Activities	Provide case management and one-time subsistence payment for rent or mortgage arrears including utilities covering up to a (3) month period.
3	Project Name	CD2203 Homeless Supportive Services
	Target Area	Citywide
	Goals Supported	Provide housing and services to homeless/ near
	Needs Addressed	Public Services including Services for Homeless
	Funding	CDBG: \$25,000
	Description	Funding will be used to provide supportive services to low-income, the newly unemployed and homeless families and individuals. Supportive services include comprehensive case management services, basic needs assistance and referrals and support.
	Target Date	2/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	Provide service and case management to 1500 unduplicated individuals over the course of the year.
	Location Description	Services offered at 501 Belmont Ave, Pueblo, CO 81004 (CT18, BLK 1)
	Planned Activities	Supportive services include comprehensive case management services, basic needs assistance and referrals and support.
4	Project Name	CD2204 Homeless Youth Services
	Target Area	Citywide
	Goals Supported	Provide housing and services to homeless/ near
	Needs Addressed	Public Services including Services for Homeless
	Funding	CDBG: \$25,000
	Description	Funding will be used for the provision of case management and services for homeless youth, including emergency shelter, transitional housing supportive services, basic services, transportation, assistance with IDs and birth certificates, reunification, case management in conjunction with housing, education and employment services, life skills classes, and supplies for the homeless youth.
	Target Date	2/28/2023

	Estimate the number and type of families that will benefit from the proposed activities	Provide service and case management to 200 unduplicated individuals (Youth 18-25) over the course of the year.200 Individuals (Youth 18-25) will benefit from the activity
	Location Description	Services offered at 501 Belmont Ave, Pueblo, CO 81004 (CT18, BLK 1)
	Planned Activities	Funding will be used for the provision of case management and services for homeless youth, including emergency shelter, transitional housing supportive services, basic services, transportation, assistance with IDs and birth certificates, reunification, case management in conjunction with housing, education and employment services, life skills classes, and supplies for the homeless youth.
5	Project Name	CD2205 Shelter Services
	Target Area	Citywide
	Goals Supported	Provide housing and services to homeless/ near
	Needs Addressed	Public Services including Services for Homeless
	Funding	CDBG: \$33,000
	Description	Pueblo Rescue Mission program provides low-barrier shelter service available to the homeless within the community: Shelter, Food, and Resources are focused on achieving three outcomes for a homeless individual: securing housing, retaining good health, and obtaining work. CDBG funds will be used to support staffing that is critical to the facilitation and delivery of PRM's programs: 8.0 PTE (33%) Shelter Coordinators
	Target Date	2/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	Provide service and case management to 250 unduplicated individuals accessing the shelter.
	Location Description	Services are offered at 428 W 4th Street, Pueblo, CO 81003 (CT35, BLK 1)
	Planned Activities	CDBG funds will be used to support staffing that is critical to the facilitation and delivery of PRM's programs: 8.0 PTE (33%) Shelter Coordinators
6	Project Name	CD2206 Pueblo Rescue Mission Meal Program
	Target Area	Citywide

	Goals Supported	Provide housing and services to homeless/ near
	Needs Addressed	Public Services including Services for Homeless
	Funding	CDBG: \$20,000
	Description	The purpose of the program is to provide a community meal to individuals who are homeless and/or needing a meal. In response to the elimination of the only evening meal served in the Pueblo community, the Pueblo Rescue Mission will provide a daily meal Monday through Sunday in the evening. The meal will be open to anyone in Pueblo in need of a meal (include men, women, and children).
	Target Date	2/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	Provide meals to 7200 homeless individuals and/or families throughout the year.
	Location Description	Services are offered at 728 W 4th Street, Pueblo, CO 81003 (CT35, BLK 1)
	Planned Activities	Funds will be used to provide personnel support for the Community Meal Program services.
7	Project Name	CD2207 SRDA Senior Transportation
	Target Area	Citywide
	Goals Supported	Provide public services to non-homeless population
	Needs Addressed	Public Services including Services for Homeless
	Funding	CDBG: \$17,000
	Description	The SRDA Transportation program will purchase one (1) twelve passenger, five (5) wheelchair position equipped vehicle. The CDBG funding would secure the 20% needed for the local match, to secure the procurement of the vehicle. CDOT (Colorado Department of Transportation) would pay the other 80%. SRDA is in a vehicle replacement schedule; this enables us to replace older, higher cost vehicles to operate, higher mileage vehicle in our fleet.
	Target Date	2/28/2023

	Estimate the number and type of families that will benefit from the proposed activities	428 Individuals will be served by the program.
	Location Description	Citywide
	Planned Activities	The Program will provide transportation for seniors to needed appointments and essentials.
8	Project Name	CD2208 Nutrition on Wheels Program
	Target Area	Citywide
	Goals Supported	Provide public services to non-homeless population
	Needs Addressed	Public Services including Services for Homeless
	Funding	CDBG: \$40,000
	Description	Nutrition on Wheels Program (NOW) is a home delivery service providing food resources directly to those who lack transportation or have difficulty accessing traditional food resources. The NOW Program provides food sacks and basic supplies for needy homebound seniors and disabled who have no reliable means of accessing sustainable food resources. Food resources are provided by other agencies utilizing other funding and provide between 40 and 70 lbs. of food items. The food sack may contain items such as beans, rice, flour, sugar, meats, breads, cereals, canned goods, and other items for clients to prepare. Blessing bags are also prepared for those who lack access to food preparation and food preservation. The NOW Program provides bi-weekly welfare checks with clients and provides other basic hygiene items.
	Target Date	2/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	The program will provide services to 1650 unduplicated City residents throughout the year.
	Location Description	326 W. 8th Street, Pueblo, CO 81003 (CT35, BLK 1)
Planned Activities	CDBG funds will be used to fund staff positions integral to the food sack and NOW projects.	
9	Project Name	CD2209 Home Stability Program
	Target Area	Citywide

	Goals Supported	Provide public services to non-homeless population
	Needs Addressed	Public Services including Services for Homeless
	Funding	CDBG: \$20,000
	Description	Home Stability program, which has been in operation since 1967, benefits City of Pueblo residents by helping them navigate the legal and financial landscape, with the goal of creating stable and sustainable housing and neighborhoods. CCDP advocates for people who may not have the skills to negotiate with lenders who might take advantage of persons unfamiliar with consumer protection laws. CCDP works to protect the interests of clients with banks, credit agencies, and landlords. Clients are City of Pueblo residents who are especially vulnerable to becoming homeless due to disabilities, lack of support systems, and limited incomes.
	Target Date	2/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	The program will provide services to 120 unduplicated clients throughout the year.
	Location Description	Services will be delivered at 429 W 10th Street, Pueblo, CO 81003 (CT6, BLK1)
	Planned Activities	Services include a unique financial counseling course that includes setting goals, developing action plans, reaching outcomes, and accessing follow up support when needed. Counseling is not ongoing but targeted to specific HUD outcomes such as mortgage brought current, mortgage refinanced, or found alternative rental housing.
10	Project Name	CD2210 ADA Curb Ramps
	Target Area	Citywide
	Goals Supported	Improve and maintain public infrastructure and facilities
	Needs Addressed	Public Infrastructure and Facilities
	Funding	CDBG: \$400,000

	Description	Install ADA compliant accessible curb ramps at street intersections and crosswalks throughout the City of Pueblo. The project will entail replacement of existing curb and gutter, concrete cross pans, asphalt repair, striping, decorative concrete and retaining walls, signage, disturbed landscaping, and irrigation. Project may include the relocation of existing street lighting, signal lights, associated electrical boxes and wiring. Relocation of adjacent utilities may be required to complete the proposed project.
	Target Date	5/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Forty curb ramps shall be installed to increase accessibility.
	Location Description	Project will replace multiple ADA curb ramp in Census Tract 9.02 BLK 1 (56.9% LMI) and Census Tract 9.04 BLK 1 (59.7% LMI)
	Planned Activities	The project will entail replacement of existing curb and gutter, 7" concrete cross pans, 4" asphalt repair, striping, decorative concrete and retaining walls, signage, disturbed landscaping, and irrigation. Project may include the relocation of existing street lighting, signal lights, associated electrical boxes and wiring. Relocation of adjacent utilities may be required to complete the proposed project.
11	Project Name	CD2211 Abatement of Dangerous Buildings
	Target Area	Citywide
	Goals Supported	Eliminate slum and blighting influences
	Needs Addressed	Economic Development and Community Revitalization
	Funding	CDBG: \$75,000
	Description	This project entails the demolition of vacant and dilapidated structures deemed unsafe for human habitation and that pose a threat to health of safety of residents.
	Target Date	2/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	The program will raze (1) dangerous structure with this funding.

	Location Description	Citywide, Low-Mod Areas only
	Planned Activities	This project will demolish buildings which have been deemed unsafe by the Pueblo Regional Building Department. The demolition will include abatement of any asbestos containing material as required by the Colorado Department of Health and Environment prior to demolition of the buildings.
12	Project Name	CD2212 Bradford Basketball Court Rehabilitation
	Target Area	Citywide
	Goals Supported	Improve and maintain public infrastructure and facilities
	Needs Addressed	Public Infrastructure and Facilities
	Funding	CDBG: \$195,000
	Description	Structural defects have caused the closure of the basketball courts at Bradford Park. The North two basketball courts will be replaced with new basketball courts. The project will include subgrade preparation, sleeving for future electrical lighting, and the installation of two new basketball courts. Dimensions may be shortened from existing as the short court or half-court game is more popular. Project to included benches.
	Target Date	2/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	The proposed project will improve one public facility.
	Location Description	Bradford Park; CT12, BLK 2
Planned Activities	Restoration to the existing facilities to provide neighborhood recreational activities.	
13	Project Name	CD2213 Rawlings Library ADA Site Improvements
	Target Area	Citywide
	Goals Supported	Improve and maintain public infrastructure and facilities
	Needs Addressed	Public Infrastructure and Facilities
	Funding	CDBG: \$75,000

	Description	The proposed project will fund the architectural design for a significant infrastructure accessibility improvement to city's main library. Project includes improving location and number of accessible parking spaces, creating a van accessible drop-off loop. General site improvements and an accessible outdoor space located in a vacated street.
	Target Date	2/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	One public facility will be improved with increased and inclusive accessibility.
	Location Description	Mesa Junction Neighborhood, CT 14 BLK 1
	Planned Activities	CDBG funding will provide the architectural design and architectural management of the renovation.
14	Project Name	CD2214 Emergency Repair and Essential Services Program for Seniors
	Target Area	Citywide
	Goals Supported	Preserve existing affordable units (rehab)
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$40,000
	Description	The ERESP program is a successful emergency rehab project that is now in its 20th year. The program has assisted over 873 senior citizens. The CDBG funds will be used to provide the emergency repairs to low-income senior households. All CDBG funds will be utilized within the Pueblo City limits. ERESP provides emergency repairs to situations such as faulty plumbing, no water, no heat, faulty electrical wiring, leaking roofs, and a myriad of other emergency situations. Additionally, there has been a tremendous increase in demand for accessibility modification such as handrails, ramps, handicapped showers, and grab bars.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Seven households will benefit from the program.
	Location Description	TBD

	Planned Activities	ERESP provides emergency repairs to situations such as faulty plumbing, no water, no heat, faulty electrical wiring, leaking roofs, and a myriad of other emergency situations. Additionally, there has been a tremendous increase in demand for accessibility modification such as handrails, ramps, handicapped showers, and grab bars.
15	Project Name	CD2215 Minor Repairs Program
	Target Area	Citywide
	Goals Supported	Preserve existing affordable units (rehab)
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$64,943
	Description	Repairs to low- to moderate-income, owner occupied, housing. The Minor Repair Program was established in 2009 and was designed to make singular type repairs in people's homes that cannot afford to make the repairs themselves. The program restores service to the home, makes necessary improvements to the habitability of the home, and/or increases the longevity of the home through restoration of deferred maintenance.
	Target Date	2/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	(12) Owner-Occupied households will be assisted will be assisted through code compliant housing repairs during the year.
	Location Description	TBD
	Planned Activities	Each individual Minor Repair project is capped at \$5,000 and can repair one item in the home or one category within the home such as a replacing an exterior door as a single item or replacing the water supply lines throughout the home as an item within the Plumbing category. The assistance provided in the program is a grant. Eligible repairs include mechanical/electrical/plumbing systems, safety and security, handicap accessibility, exterior residence appearance and weatherization.
16	Project Name	CD2216 Rehabilitation Program
	Target Area	Citywide
	Goals Supported	Preserve existing affordable units (rehab)
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$75,000

	Description	The project will provide housing rehabilitation services to low-income, owner-occupied, single-family homes. The program is capped at \$25,000 per home and can repair or replace mechanical, electrical, and plumbing systems within the home as well as other structural repairs or weatherization elements to include: roofing, siding, painting, doors, and windows. Cosmetic items are allowed if they are ancillary to the overall project's goal of providing decent, safe, and sanitary housing.
	Target Date	TBD
	Estimate the number and type of families that will benefit from the proposed activities	Three households will benefit from the rehabilitation program.
	Location Description	TBD
	Planned Activities	CDBG funds will be used for direct construction expenses of the projects as well as required services: LBP inspection, LBP risk assessment, clearance testing, asbestos and other environmental consulting, engineering, credit and ownership reports, printing, and publication.
17	Project Name	CD2217 Voluntary Demolition Program
	Target Area	Citywide
	Goals Supported	Eliminate slum and blighting influences
	Needs Addressed	Economic Development and Community Revitalization
	Funding	CDBG: \$27,500
	Description	Property owners in low-mod areas with structures that are not financially feasible to repair may access the program to raze the structure to reduce blight within a low-mod neighborhood. The program is capped at \$50,000 per property. Projects less than \$25,000 qualify for a 15-year deferred forgivable loan, projects over \$25,000 require a 15-year amortized loan for the full value.
	Target Date	2/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	One household will be served by the program.
	Location Description	Low-Mod areas within the City.

	Planned Activities	CDBG funds will be used to demolish structures, site cleanup, waste removal, permits, State regulatory expenses and environmental consultants.
18	Project Name	HO2210 - City HOME Administration
	Target Area	Citywide Countywide
	Goals Supported	Planning and administration of federal programs
	Needs Addressed	Administration and Planning
	Funding	HOME: \$133,145
	Description	Administration and planning activities for the HOME program.
	Target Date	5/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Department of Housing and Citizen Services, 2631 E 4th Street, Pueblo, CO 81001
	Planned Activities	Administration of the HOME program
19	Project Name	HO2220 Pueblo County HOME Administration
	Target Area	Countywide
	Goals Supported	Planning and administration of federal programs
	Needs Addressed	Administration and Planning
	Funding	HOME: \$12,735
	Description	
	Target Date	5/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Pueblo County Department of Human Services, 405 W. 9th Street, Pueblo, CO 81003

	Planned Activities	Pueblo County administration of the HOME program
20	Project Name	HO2230 - Pueblo County Housing Programs
	Target Area	Countywide
	Goals Supported	New construction of affordable housing Preserve existing affordable units (rehab)
	Needs Addressed	Affordable Housing
	Funding	HOME: \$95,520
	Description	This includes a range of activities including TBRA, new construction, rehabilitation, acquisition/rehab, in-fill development, and other housing activities allowed by HOME regulations.
	Target Date	2/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The HOME allocation in support of multifamily rental projects.
21	Project Name	HO2240 Community Development Housing Organization Project
	Target Area	Citywide
	Goals Supported	New construction of affordable housing Preserve existing affordable units (rehab)
	Needs Addressed	Affordable Housing
	Funding	HOME: \$146,952
	Description	15% of the HOME grant is reserved for Community Development Housing Organization Projects
	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	The CHDO set aside funding is anticipated to assist in the construction or rehabilitation of one unit.
	Location Description	Project and location to be determined.

	Planned Activities	A CHDO project has not yet been identified. The funds will be targeted towards the production of one of the following activities: New construction or rehabilitation of housing units For the purpose of rental or homebuyer projects.
22	Project Name	HO2250 - City Housing Programs
	Target Area	Citywide
	Goals Supported	New construction of affordable housing Preserve existing affordable units (rehab)
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,104,662
	Description	This includes a range of activities including TBRA, new construction, rehabilitation, acquisition/rehab, in-fill development, and other housing activities allowed by HOME regulations.
	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Eleven new units will be constructed or rehabilitation for homeownership or rental projects.
	Location Description	Projects and locations to be determined.
	Planned Activities	The City will use its HOME allocation in support of infill construction of three affordable homeowner units for low- and moderate-income homeowners. HOME funds may also support the rehabilitation of rental projects to be determined. Recapture provisions shall be placed on rental rehabilitation activities for the amount invested in the property. Infill Construction projects, HOME funds shall be used to construct the home. A direct subsidy will be provided to buyers below 80% AMI, who qualify for an FHA mortgage or other 30-year fixed rate mortgage but are unable to obtain a mortgage for the appraised value. The affordability period shall be based on the amount of direct subsidy provided. The subsidy amount shall be within established subsidy limits.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

There are no identified geographic priorities within the City or County where funds will be expended as described below.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	96
Countywide	4

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The majority of funds will be allocated in the City of Pueblo. Only the City receives CDBG funds, so all of those funds will be expended within the City. The HOME funds are divided between the City and County with the majority going to the City. Within the City, funds are allocated in different neighborhoods to meet the needs of residents throughout the City.

Discussion

Access to transit, services, and broadband is limited outside of the city limits. Directing the majority of the funding to promote housing and services within the city limits will benefit more low-income individuals and families with a greater coordinated access to the funded services and amenities.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The following tables outline the affordable housing goals funded with CDBG and HOME funds using 2022 dollars.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	43
Special-Needs	2
Total	45

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	13
Rehab of Existing Units	22
Acquisition of Existing Units	0
Total	45

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

Per 91.220(1), there are some program-specific requirements for HOME as described below. Eligible applicants for HOME-funded programs are all low- and moderate-income households residing in the City or County or projects that are to be completed by developers, for example, that seeks to construct or rehabilitate units that are income-restricted. This includes applications for HOME funds in support of Low-Income Housing Tax Credit (LIHTC) projects or RAD conversions undertaken by the Housing Authority.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The following actions planned will address the needs to public housing.

Actions planned during the next year to address the needs to public housing

Per its 2022 Annual Plan, the HACP has leveraged private and other public funds to begin construction on Crawford Townhomes, consisting of 49 new affordable housing units. The Crawford Townhomes project is the third phase of a four-phase project to demolish and replace the 212-unit Sangre de Cristo Apartments. Phase one and two of the project, construction of 123-units has been completed.

Public housing residents also may have needs for reasonable accommodations. The most requested accommodation is related to assistance animals. Other identified needs and requests are lawn mowing and yardwork assistance among elderly and disabled residents and requests for additional bedrooms has increased recently. There are also requests made for grab bars, wheelchair ramps, walk in showers, flat units, and transfers for various reasons. The Housing Authority has met its Section 504 requirements and has 74 ADA units, 6 for sensory impairment.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HACP continues to try to increase resident involvement in management by providing regular resident meetings where residents can express concerns to housing management. The Agency maintains a strong working relationship with the City-wide resident organization, which provides resident involvement in strategic and agency planning.

HACP also administers the Family Self-Sufficiency Program, which is a five-year voluntary program for participants in both the Housing Choice Voucher and the Public Housing programs. The program is designed to help individuals with improving their economic status by reducing their dependence on public assistance. There are currently 40 Public Housing and 18 HCV participants in the program. Since October 1998, there have been 218 FSS contracts completed.

The Family Self Sufficiency Coordinator will assist with developing an individualized plan leading to self-reliance and identifying the steps and activities that need to be taken to reach those goals.

There are various referrals to supportive social services such as childcare, job preparation, credit counseling, education, home ownership, transportation, and vocational training

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

The Housing Authority of the City of Pueblo is not designated as troubled.

Discussion

Built seventy years ago, the Sangre de Cristo Apartments were designed at a time when public housing was treated like an institutional setting. At their current age, the units need to be replaced from a functionality and accessibility standpoint as well as from a social/psychological mitigation standpoint. The City, the County, and the Housing Authority have dedicated a substantial number of resources to the project and looks forward to its completion in the upcoming final phase.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

This section describes the goals and actions for reducing and ending homelessness.

The City of Pueblo does not receive ESG funds directly. The City utilizes a portion of its CDBG funds for public services in support of persons experiencing homelessness or who are at risk of becoming homeless. This includes CDBG-funded projects such as youth outreach, homeless prevention, and operating costs for housing providers.

The Pueblo CoC has goals for assisting families and individuals experiencing or at-risk of homelessness that are consistent with the BoS goals:

- Expand access to quality, integrated health care
- Expand housing opportunities
- Improve public policy and community engagement towards ending homelessness
- Develop a highly trained, equipped and engaged Colorado Coalition for the Homeless (CCH) workforce
- Improve CCH's financial stability.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Pueblo CoC, which is part of the Colorado Balance of State, has a long-term goal of decreasing the number of persons experiencing homelessness by moving individuals and families from homelessness into permanent housing. To achieve this objective, the CoC meets regularly to monitor, discuss ongoing needs and issues that affect those impacted by homelessness. Health Solutions serves as the lead CoC agency and provides outreach to assess the individual needs of those experiencing homelessness. The CoC is engaging in the Built for Zero campaign, which is an approach that seeks to end homelessness using a By-Name list for each subcategory (i.e., veterans, families, etc.).

Addressing the emergency shelter and transitional housing needs of homeless persons

Posada and the Pueblo Rescue Mission on a limited basis provides homeless outreach to local camps and areas of town where individuals become stranded, i.e., railroad tracks, interstate, and Fountain Creek. The team includes medical and mental health professionals; veteran's representatives; retired Medevac personnel and law enforcement. Documentation is made of the camps including pictures of the camps and its occupants. Basic needs are offered that include basic medical care. Resources and referrals,

which include shelter, are provided to individuals and families. The goal of the outreach program is to build trust among the homeless street population and to get those individuals to care so that they can ultimately move off the street.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Funding has been and remains the primary obstacle to the expansion of housing and services to persons and families experiencing homelessness and to those who are at-risk of becoming homeless. The City of Pueblo will continue to invest CDBG funds to provide services. Tenant-based rental assistance through HOME funding remains constrained due to a shortage of available housing and market rents that exceed the HOME rental limit.

The Pueblo CoC has goals for assisting families and individuals experiencing homelessness or are at-risk of homelessness that are consistent with the BoS goals:

1. Expand access to quality, integrated health care
2. Expand housing opportunities
3. Improve public policy and community engagement towards ending homelessness
4. Develop a highly trained, equipped and engaged Colorado Coalition for the Homeless (CCH) workforce
5. Improve CCH's financial stability.

Local agencies working to end homelessness work together to provide services and housing. One of the greatest current challenges is finding safe, affordable units into which individuals and families can be placed. The city will continue its participation in the Continuum of Care and support the Pueblo CoC in seeking additional funding.

In 2019, the City established a 92-bed homeless shelter to assist in meeting the emergency shelter needs of persons experiencing homelessness. In 2021, the Right Place, a 35-unit permanent supportive housing facility came online and is operating at capacity.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs.

At-risk populations consist of those individuals being released from a correctional system, the Colorado Mental Health Institute and youth transitioning out of foster care. The City's Tenant-Based Rental Assistance Program targets these populations with its funding. All three systems have a discharge plan, which includes short-term funding for housing. The problem arises when these individuals have exhausted the program available resources but have not achieved self-sufficiency. These individuals are eventually served by members of the CoC.

Stakeholders note the continued need to engage healthcare institutions in following the discharge policies and ensuring that persons with high levels of medical needs are not directly discharged into homelessness. If they are, there is a need for medical respite beds in emergency shelters to meet the individuals' needs.

Discussion

The Pueblo Consortium will coordinate its efforts to administering the HOME-ARP received in 2021 with the strategies outlined in the program requirements along with the needs and obstacles outlined above.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The Draft Analysis of Impediments to Fair Housing Choice has been completed. The new AI identifies barriers to fair housing that are also barriers to affordable housing. The City may select additional actions to take than the ones listed below.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Some identified strategies to overcome barriers to affordable housing are:

- Provide financial assistance to renters and owners in the form of TBRA, down payment and closing cost assistance and/or security deposit assistance.
- Invest CDBG and HOME funds in the development of affordable housing.
- Revise zoning regulations to improve the ability of developers to build missing middle housing
- Revise zoning definitions to expand areas allowing manufactured housing.
- Revise zoning definitions to re-define a family unit to permit group homes where allowed by State law.
- Revise the City's limited English proficiency policy to conform with updated guidance.
- Update the City's Anti-displacement and Relocation Plan to ensure that lower income individuals and households at risk are protected.
- Provide fair housing education and outreach to landlords, management companies, renters, lenders, potential homebuyers, real estate agents and others in the real estate industry as well as provide legal assistance to move housing through probate.

Discussion

In 2021, the City and County conducted a strategic housing assessment which identified the lack of market rate housing as a sever impediment to affordable housing. The lack of market housing is not allowing the real estate market to operate effectively leading to sales price escalations and increasing rents. The number one goal of the City is to increase housing supply, of all types, in order to increase the vacancy rate and relieve rents.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The following section describes other actions to be taken to meet the needs of the community.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs is the limited funding resources available to address identified priorities. In addition, the gap in what households can afford to pay for housing and the price of housing is another obstacle in meeting the needs of the underserved. The City has a lack of decent, affordable units to meet the needs of the community.

The effect of greater community needs in the form of homelessness, risk of homelessness, the increased demand for supportive services (particularly for persons with multi-system contact), the rising cost of housing, negative wages adjusted for inflation, and an aging housing stock in need of revitalization puts added pressures on the systems within the City.

The City of Pueblo will continue to partner with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development. Using CDBG and CDBG-CV funds, the City will work with local service providers during the upcoming year to help prevent homelessness by providing rent assistance and utility assistance to very low-income households. In addition, the City will provide housing counseling and case management services.

Lastly, the City and the County both contribute approximately \$500,000 annually toward funding various public services. While the need remains greater than the available resources, the approximately \$1M assists numerous agencies working to meet the needs of the most vulnerable residents.

Actions planned to foster and maintain affordable housing

The City will utilize its CDBG funds to continue several housing rehabilitation programs including programs for seniors and persons needing accessibility modifications to age in place. These housing rehab programs work to maintain the quality of the affordable housing stock occupied by low- and moderate-income households. Additionally, the City will utilize HOME funds toward the new construction of rental units.

Actions planned to reduce lead-based paint hazards

The Pueblo County Department of Public Health and Environment operates a lead blood testing program

for residents. The lead program offers the following service to residents of the County:

- Lead risk and hazard reduction education to resident owners, property managers, and tenants.
- Lead risk and hazard reduction education for occupational and hobby exposures.
- Environmental testing program for Lead hazard screening (cost: \$42.00/hour or no cost to those located within the Superfund Study Area).
- Blood Lead screening for children up to age 16, women of child-bearing age, pregnant or nursing women; and
- Blood Lead monitoring program for children with blood levels at or above 5.0 µg/dL.

The County also provides additional information regarding the common sources of lead exposure, potential health effects and methods to reduce exposure.

The City will continue to work with the Health Department as needed to reduce lead-based paint hazards and will continue to comply with all regulatory requirements of the CDBG and HOME programs as related to lead-based paint.

Actions planned to reduce the number of poverty-level families

Ongoing efforts to strengthen economic development and provide the City's lowest-income households with needed housing-related assistance and services directly address needs identified in this plan. The City will work with existing agencies that serve persons in poverty in order to evaluate their needs, coordinate the delivery of services, and determine if funding assistance should be made available through the CDBG Program in cases where there are insufficient resources to meet the identified needs. In addition, the City will:

- continue to work to coordinate community development strategies, needs assessments and integrated planning.
- continue to work within the Continuum of Care process and other coordinating agencies to reduce duplication, improve integration, and identify unmet service needs.
- expand coordination among local funding entities to streamline the application process, and to maximize the impact of those resources.
- coordinate efforts to develop a financial navigation center to increase banking participation and financial literacy.
- provide letters of support and other documentation to agencies in support of their fundraising efforts.
- enhance public access to information about community services.

Actions planned to develop institutional structure

The City of Pueblo is committed to the continued coordination of all Anti-Poverty and Community

Development initiatives. The City has entered into several intergovernmental agreements with other entities such as Pueblo County to administer the Community Services Advisory Commission process, which allocates general revenue funds from both entities to non-profit agencies and economic development organizations that enhance the quality of life in the community. The City is also working to reduce silos through groups such as the Pueblo Community Commission on Housing and Homelessness, which is a group of over 40 individuals from across government, housing and medical services that meet regularly to discuss issues and problem solve.

Another local group is the Pueblo Business Economic Recovery Team (BERT) is a collaboration between local government, chambers of commerce, and economic development focused agencies who have all come together to develop resources, support messaging, and positively impact local businesses during the COVID-19 pandemic. Various BERT sub-committees are connecting businesses that need different types of assistance with individuals and organizations that can help. Types of assistance include financial, marketing and management consulting.

Actions planned to enhance coordination between public and private housing and social service agencies

Meaningful collaboration as it relates to the development and implementation of housing and community development programs and services has become increasingly important as the federal resources available to these programs continue to decline. Collaboration with housing and service providers helps the City to capture the maximum benefit for each dollar it invests and ensures that investments strategically address both short-term needs and advance long-term goals.

The Department of Housing and Citizen Services conducts ongoing consultation with human services agencies, housing development organizations, and municipalities at various points in time during a program year.

Discussion

Of all the activities listed above, the development of affordable housing is of highest priority. The creation and preservation of affordable housing will relieve market stress on many fronts.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The following section describes program-specific requirements for the CDBG and HOME programs.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City has available \$513,337.83 in program income and homebuyer recapture that has been allocated in the FY2022 projects. The County does not anticipate receiving any additional program

income for its HOME programs during FY2022 or any other forms of investment.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Consortium has elected to enforce recapture provisions to preserve the affordability of units during the HOME period of affordability, where said provisions are stated in this policy and the Consortium's consolidated plan. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects through a written agreement with the homebuyer and enforced via covenants running with the land. The HOME recapture provisions are established at 24 C.F.R. §92.254(a)(5)(ii) and HUD CPD Notice 12-003.

This recapture policy ensures that the Consortium recoups all or a portion of the HOME assistance to the homebuyer if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. A subsequent homebuyer may assume the HOME assistance (subject to the HOME requirements for the remainder of the period of affordability) if the subsequent homebuyer is low-income, and no additional HOME assistance is provided. The original homebuyer may sell the property to any willing buyer during the period of affordability while the Consortium is able to recapture all, or a portion of the HOME-assistance provided to the original homebuyer. The Consortium will recapture the direct HOME subsidy from the original buyer.

The recapture provisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability. For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability. The HOME period of affordability is shown on the chart below:

If the total HOME investment of direct subsidy in the unit is under \$15,000 the period of affordability will be 5 years.

If the total HOME investment of direct subsidy in the unit is between \$15,000 and \$40,000 the period of affordability will be 10 years.

For assistance above \$40,000, the period of affordability will 15 years.

Direct HOME subsidy is defined as the amount of HOME assistance, including any program income, which enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value, the difference between the fair market value and the purchase price is

directly attributable to the HOME subsidy.

The Consortium has chosen to recapture a portion of the net proceeds should the property sell during the period of affordability. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances will the Consortium recapture more than is available from the net proceeds of the sale.

The Consortium will not utilize recapture provisions when a project receives only a development subsidy. Programs will be structured such that a direct subsidy will be required for eligibility. Applicants not requiring a direct subsidy would be served by the market.

The form of recapture to be used by the Consortium: recapture the full amount of the direct subsidy provided to the homebuyer, subject to available net proceeds, during the affordability period.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

Funding provided to developers of affordable rental housing will also be recaptured unless all of the following circumstances are demonstrated to exist: (i) more than 15 to 20 years have elapsed since the substantial completion of the project, or the City approves transfer of the Project and waives acceleration of the indebtedness, which transfer may be approved or disapproved in the sole discretion of the City, (ii) the primary lender also consents to assumption of the mortgage or obligation to which the deed of trust securing the agreement is subordinate, (iii) the sale of the Property is to a subsequent purchaser who agrees in writing to comply with the affordability requirements set forth at 24 CFR, §92.252, (iv).

All subrecipient, developers, owner and sponsor HOME agreements contain clauses stating project lease-up requirements. The City has amended the written guidelines to address changes promulgated by the 2013 New HOME Rule. All new for-sale single-family projects will have provisions within the written agreement calling out the HOME Investment Partnership Act requirement that all units not sold within 9 months of completion will be converted to rental.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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