



**CITY COUNCIL EXECUTIVE COMMITTEE MEETING
CITY COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL,
#1 CITY HALL PLACE, PUEBLO, COLORADO 81003.**

**MONDAY, FEBRUARY 27, 2023
5:30 PM**

Individuals Requiring Special Accommodations Should Notify the City's ADA Coordinator at (719) 553-2295 by Noon on the Friday Preceding the Meeting.

Executive Committee meetings are special meetings of the City Council and are informal Council meetings for the purpose of receiving information and discussion among Council Members; no official action is taken at such meetings. The public is invited to attend, but public comment is generally not received unless otherwise noted.

Agenda

CALL TO ORDER

PRESENTATIONS

- | | |
|---|-----------|
| A. CITY UPDATES | 5:30 p.m. |
| Laura Solano, Chief of Staff | |
| 5 minute presentation | |
| B. HOUSING AUTHORITY OF PUEBLO ANNUAL REPORT | 5:35 p.m. |
| Steven Trujillo - Executive Director | |
| Andrea Aragon - Chair | |
| 15 minute presentation | |
| C. SISTER CITIES UPDATE | 6:00 p.m. |
| Mike Salardino - President | |
| 15 minute presentation | |
| D. ADA ADVISORY COMMITTEE UPDATE | 6:25 p.m. |
| Sharon Campbell - Co-Chair | |
| Kristen Castor - Retired Board Secretary | |
| 15 minute presentation | |

ADJOURNMENT

20 21

REPORT NO.
02-21



ANNUAL REPORT

Housing Authority of the City of Pueblo



Mountain View Townhomes completed Fall 2021

Message from the Executive Director & Board Of Commissioners

PAGE 01

The Housing Authority of the City of Pueblo, Colorado (HACP) is proud to present our 2021 Annual Report.

As our community continues to work our way past the effects of COVID-19, we have seen many changes in the way that we all do business and go about our daily lives. Housing Authorities across the country have been working on new and innovative ways to find our new “normal” as we strive to serve our community and meet the housing needs.

Over the last year, with the expiration of the eviction moratorium, our team banded together to aid residents in seeking resources that could assist them in bringing their rent current. In doing such, we have broadened our base of contacts with other agencies who work statewide to provide support to our residents.

Through all of the many changes as a result of COVID-19, our agency also achieved some enormous milestones. Our team remained steadfast in their pursuit of successfully carrying out the work to demolish and rebuild the Sangre de Cristo Apartments. These units have served our community since the early 1950's. Through HUD's Rental Assistance Demonstration (RAD), we have been bringing brand new townhomes online to serve Pueblo for the next 50 years. The project is a four-phase project that began with the Uplands Townhomes, which is an affordable housing development consisting of 72 units. The second phase, Mountain View Townhomes, consists of 51 units, and commenced in 2020. We are extremely proud that our team completed construction and placed all 51 units in service in 2021 and had all leased up by October of 2021. This then opened the door for us to begin our work on phase III, the Crawford Townhomes, and the final phase, Sitter Townhomes, coming in the future. At the end of our four-phase project, we will successfully complete a total of 220 townhomes with a mix of 1, 2, 3, and 4 bedrooms throughout. This enormous project has and will continue to create jobs, increase tax revenues from the purchase of supplies and materials needed, and finally pump many dollars into the Pueblo economy. Our residents and citizens of this community will now have a home they can be proud to live in and a part of our community revitalized and modernized. Pueblo deserves to be an attractive city and we will continue to do our part.

As we look to the future, we do so with much thanks and appreciation for the gracious support of so many such as our partners at the City of Pueblo, the County of Pueblo, HUD, the Colorado Division of Housing, the Colorado Housing and Finance Authority, our investors, and many more. We look forward to continuing to build a positive working relationship with departments and agencies to lift our residents, and to beautify our city.

Moving forward, we strive to not just be a housing authority that meets the standards, but one that sets the standards for others to follow.

*HACP Board of
Commissioners and
Leadership*

Chair

Jack Quinn

Vice Chair

Andrea Aragon

Commissioner

Melanie Bravo

Commissioner

Phyllis Sanchez

Resident

Commissioner

Catherine Allen

HACP Leadership

Steven L. Trujillo

Executive Director

Pat Rivas

Assistant Executive
Director

Joe Caricato

Director of Planning
& Development

Don Christensen

Director of
Maintenance

Maya Galeas

Director of Human
Resources

Jeff Corron

Director of Finance

Our Mission

PAGE 02

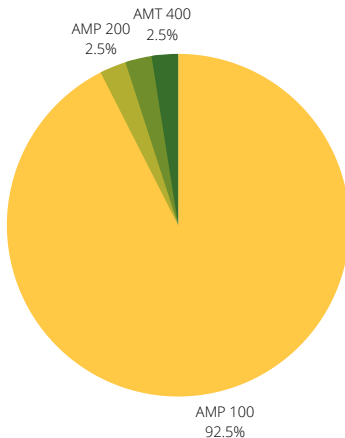
The mission of the Housing Authority of the City of Pueblo is to provide low-income families, the elderly, and handicapped individuals with decent, safe, and affordable housing.

Who We Serve

10,433 work orders completed for all programs

Public Housing	44%	51%	73%
	Households have children under 18 years old	Heads of households with disabilities	Heads of households are female
	34%	\$15,806	742
	Heads of households are elderly	Average income of employed recipients	Public Housing Units
Housing Choice Voucher	50%	44%	73%
	Households have children under 18 years old	Heads of households with disabilities	Heads of households are female
	36%	\$21,217	1,217
	Heads of households are elderly	Average income of employed recipients	Housing Choice Vouchers Utilized
LIHTC*/Managed Properties	33%		69%
	Households have children under 18 years old		Heads of households are female
	34%		354
	Heads of households are elderly		Units

Capital Funds Expended



Capital Funds Expended

AMP 100	\$695,418
AMP 200	\$18,750
AMP 300	\$18,750
AMP 400	\$18,750

*LIHTC - Low Income Housing Tax Credit

LIHTC/Managed Properties include: Ashwood Apartments, Oakshire Hills, Oakshire Trails, Rood Candy Apartments, Santa Fe Crossing, Uplands Townhomes, Mountain View Townhomes, and Villas at Oakshire



HOUSING AUTHORITY OF THE CITY OF PUEBLO

2021 ANNUAL REPORT

(UNAUDITED)



COMBINED BALANCE SHEET

December 31, 2021

COMBINED STATEMENT OF INCOME AND EXPENSES

Period from January 1, 2021 thru December 31, 2021

ASSETS	Consolidated Total
<i>Cash</i>	
General Fund	\$ 10,699,188
Restricted Cash	415,982
Total Cash	<u>\$ 11,115,170</u>
<i>Accounts Receivable</i>	
Tenants	\$ 188,320
HUD	589,252
Other	1,375,942
Total Accounts Receivable	<u>\$ 2,153,514</u>
<i>Other Receivables</i>	
Mortgage / Notes Receivable	\$ 18,180,502
Total Other Receivables	<u>\$ 18,180,502</u>
 <i>Deferred Charges</i>	
Insurance Deposit / Prepaid Expenses	\$ 719,109
Inventory / Other Assets	326,014
Total Deferred Charges	<u>\$ 1,045,123</u>
Land, Structures & Equipment Net of Depreciation	<u>\$ 20,062,158</u>
 TOTAL ASSETS	 <u>\$ 52,556,467</u>
 LIABILITIES AND SURPLUS	
<i>Accounts Payable</i>	
Vendors and Contractors	\$ 586,070
Tenant Security Deposit	377,040
HUD	0
Other Payables	1,807,614
Total Accounts Payable	<u>\$ 2,770,724</u>
Interest Payable	\$ 1,322,650
Bonds Payable	0
Deferred Revenues	103,658
Fixed Liabilities / Mortgages	10,092,846
Total Other Payables	<u>\$ 11,519,154</u>
Total Liabilities	<u>\$ 14,289,878</u>
<i>Surplus</i>	
Invested in Capital Assets, Net of Related Debt	\$ 9,969,312
Restricted Net Assets	7,435
Unrestricted Net Assets	28,289,842
Total Equity	<u>\$ 38,266,589</u>

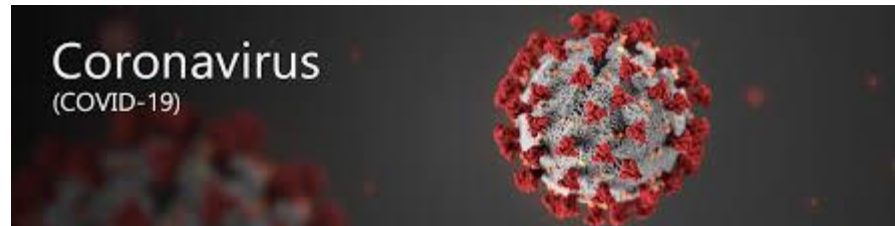
OPERATING RECEIPTS	Consolidated Total
Tenant Revenues	\$ 4,128,427
Interest income	68,651
Other Income	3,426,363
Annual Contributions Earned	15,608,711
Total Operating Receipts	<u>\$ 23,232,152</u>
 OPERATING EXPENDITURES	
<i>Administrative Expense</i>	
Administrative Salaries	\$ 3,172,903
Other Admin. Expense	2,107,427
Total Administration	<u>\$ 5,280,330</u>
 Utilities	\$ 1,242,714
Total Utilities	<u>\$ 1,242,714</u>
 <i>Maintenance and Operations:</i>	
Maintenance Labor	\$ 1,570,585
Other Maintenance costs	2,004,572
Total Maintenance	<u>\$ 3,575,157</u>
 <i>General Expenses:</i>	
Taxes & Insurance	\$ 580,212
Payment in Lieu of Taxes	145,966
Total General Expenses	<u>\$ 726,178</u>
 Housing Assistance Payments	<u>\$ 9,000,840</u>
 <i>Non-Routine Expenses:</i>	
Other costs	81,359
Total Non-Routine Expenses	<u>\$ 81,359</u>
 <i>Financial Expense</i>	
Interest on Mortgage	\$ 191,714
Total Financial Expenses	<u>\$ 191,714</u>
Total Operating Expenditures	<u>\$ 20,098,292</u>
 Net Income from Operations	 <u>\$ 3,133,860</u>
 Depreciation / Amortization	\$ 1,739,390
(Gain) Loss on Disposition of Assets	\$ 696,109
 Net Income (Deficit)	 <u>\$ 698,361</u>

TOTAL LIABILITIES AND EQUITY / NET ASSETS **\$ 52,556,467**

Net Income (Deficit) **\$ 698,361**

Americans with Disabilities Advisory Committee Annual Report

The COVID Years: 1/19 – 12/22



Background



- Established 2004 under Ordinance #10097
- Required by DOJ under Settlement Agreement
- Membership authorized is up to 15 citizens with disabilities in City limits or subject matter experts, disability advocates
- Appointed by Mayor: 4-year terms renewable
- <http://www.pueblo.us/153/ADA-Advisory-Committee> has the Settlement Agreement, Bylaws, meeting schedule and agendas and minutes
- Have a continuing outreach plan. Please encourage your constituents to apply or attend. And come yourself!
- Need to effectively represent this population with members with a wide range of experiences.
- Zoom options available.



Goal #1: Continue monitoring access to city facilities and services.

- Receiving ongoing updates from department heads about projects that need our input
- Review curb ramp requests from different sources.
- Significant progress in the business areas.
- Staying in touch with other disability rights groups that report a device that rates sidewalks, which are more difficult to rate because they involve cross slopes.



Accessibility resources the city has developed

1. Ask the Public Works Department for a curb ramp. Most paid for by the CDBG, but the City must still install them in areas not covered by CDBG funds when requested. Sidewalk repairs may need to be included because without a path of travel to the destination curb ramps are useless.
2. City Council has chosen to use \$400,000 in CDBG funding annually for curb ramps. The ADA Committee has established priorities for using this funding:
 - a. Individual citizen requests; b. Bus stops; c. Major thoroughfares or paths of travel
3. Organized neighborhood groups also submit requests.

Additional City Resources and Solutions

4. Public Works has grant funding from the American Rescue Plan to make all bus stops accessible.
5. Curb ramps are repaired or installed when street re-surfacing or repair occurs. This is accelerating with the street repair program.
6. Bike lanes do provide a technically safe path of travel for people with wheelchairs, but sidewalks are preferred.



Outstanding Issues

1. The condition of our sidewalks and how we are going to make them all accessible is the only outstanding item from the Settlement Agreement to be resolved. We don't anticipate that ever being completed in our lifetimes, but there is a plan in place and there is progress.
2. Our Volunteer Handicapped Parking Patrol was suspended during COVID and has not been re-implemented. We would like to see it start up again when it is feasible for the Pueblo Police Department to do so.



Goal #2: Monitor Access to County Facilities and Services

- The county is not included in the Settlement Agreement and so is not *required* to participate. We have always encouraged them to do so. The last time we met was to assess the Wells Fargo Building for access. There has been no substantial participation in our regular meetings. Again, Zoom options are available.
- The County Courthouse is not fully accessible. There was a time when the Handicapped Office in the basement of the county courthouse was intended to be a liaison between people with disabilities and any county services available in the building. The County Clerk closed it down and to the best of our knowledge it remains closed. This is a significant access issue that may result in litigation should a member of the public denied access choose to file a lawsuit. We strongly encourage the new County Clerk to reopen this option.



Goal # 3: Strengthen Public Transit Options

- A staff member from Pueblo Transit attends all our meetings. We have also met with the director of Citi Lift. Ridership was drastically affected by COVID, yet the system kept running. Finding drivers was difficult as they are exposed to the public all day; it remains so. We applaud the decision to electrify the bus system. This may cut costs. If so, we ask that the city re-invest any savings back into the system.
- We have feedback from members who use Bustang that it is much preferred to Greyhound. Word is that the lifts, the equipment most likely to fail, are well maintained and operators know how to use them. This is in large part because SRDA manages the lines that come through Pueblo.



Goal #4: Emergency Preparedness

- This goal we met in an entirely different way than we had envisioned. Charles Bradley from the Sheriff's Office and other representatives from the Health Department and the Red Cross have come to our meetings and have included some of our members to participate in table top exercises. This was not continued during COVID and we hope that the new Operations Manager will continue this practice.



Goal #5: Promote Awareness of the Americans with Disabilities Act

- We have worked with the Pueblo City and County Library District to put on a symposium about the ADA but were unable to in the COVID years. We were able to give substantial input into the renovation plans for the Rawlings branch. We hope to resume our symposium.
- We reviewed the access at the new Pueblo Community Health Center clinic on the east side. Their team had spoken with us extensively before construction. We hold this up as an example of the gold standard: access was seamless.



Goal # 6: Publicity and Outreach

- We have had several opportunities for this. There was newspaper coverage of our review of the PCHC clinic. There was a call put out for new membership through the Mayor's office that was also published in the paper. This got us several most welcome new members.
- We have also addressed, if not necessarily solved, access issues when citizens bring them to our Committee.



Challenges



- More funding for transit. The concept of a Regional Transportation Authority is somewhat more likely with new funding for transit and so many of our potholes getting filled. The driving public will probably not support transit until the quality of the streets has improved significantly. Public Works is addressing the worst areas methodically and we hope this will lead to better transit too.
- “Service dog” abuse. We see this daily. Everyone has learned to identify their pet animals as service dogs. Businesses are afraid to be sued and appear to have stopped enforcing no pet rules for dogs brought into their stores.
- Zoom captioning. We have adapted quickly to Zoom as a tool and would like to see more City involvement. We do need to caption Zoom, however.
- Disability Symposium. We would like to work with the Library on another one.



Looking to the Future

- There is so much more we need to do to improve the quality of life in Pueblo but it depends on your willingness to allow us to represent our community in accordance with our Bylaws, which go beyond our statutory responsibilities. We look forward to another exciting and productive year.



But – are we still needed?

