



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

**MONDAY, JANUARY 27, 2025
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 UPDATE
Brian McCain, Chief of Staff
5 minute presentation | 5:30 p.m. |
| B. LOBBYIST UPDATE
Gil Romero - Capitol Success Group
15 minute presentation | 5:35 p.m. |
| C. HOUSING AUTHORITY ANNUAL REPORT
Steven Trujillo - Executive Director
15 minute presentation | 6:00 p.m. |
| D. HOUSING & COMMERCIAL DEVELOPMENT 2024 UPDATE
Scott Hobson, Acting Director Planning and Community Development
15 minute presentation | 6:25 p.m. |

EXECUTIVE SESSION

- | | |
|--|-----------|
| A. FOR THE PURPOSE OF DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS, UNDER C.R.S. SECTION 24-6-402(4)(E)(I) AND TO DISCUSS THE PURCHASE, ACQUISITION, LEASE, TRANSFER, OR SALE OF ANY REAL, PERSONAL, OR OTHER PROPERTY INTEREST PURSUANT TO C.R.S. §24-6-402(4)(A) | 6:45 p.m. |
|--|-----------|

**AND MORE FULLY DESCRIBED AS FOLLOWS: TO DISCUSS THE
SALE OF COMMERCIAL PROPERTY.**

Carla Sikes, City Attorney

15 minute presentation

ADJOURNMENT

HOUSING AUTHORITY OF THE CITY OF PUEBLO

**PUEBLO CITY COUNCIL –
JANUARY 2025**





WHO IS HACP

- **1,300+ UNITS IN OUR PORTFOLIO**
- **12 PROGRAMS OPERATED BY STAFF**
- **5,024 RESIDENTS SERVED**

We have the strong belief that to have a thriving community, affordable and safe housing could assist them in bringing their rent current and staying housed. We continue to strive to execute our mission and to be a good community partner to those who are seeking to help bring about more housing in Pueblo. To keep up with such, there are new programs and partnerships to help alleviate this demand and more importantly, provide a roof over the head of our fellow neighbors.

In 2023, our team continued to work persistently to aid residents in seeking resources that could assist them in bringing their rent current and staying housed. The legislative climate in the community and the state of Colorado continued to evolve in 2023, making it more difficult to attain support resources or to remove residents who created a bad environment. We continue to broaden our base of contacts with other agencies who work statewide to provide support to our residents. We have implemented new and innovative platforms that have allowed for more streamlined communication with residents and landlords across our portfolio.

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 1950s. 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. In 2023, our team successfully worked to ensure phase three, Crawford Townhomes, was constructed and residents could move in by year end. This 49-unit project, despite material delays and challenges, began serving Pueblo in October of 2023. This accomplishment came as our country saw drastic fluctuations in supplies, faced unprecedented shortages, and struggled to recruit dedicated and qualified employees. Despite these factors, we successfully continued our pursuit to complete the master planned community on the southside of Pueblo, while investing millions into our local economy. The final phase, Sitter Townhomes, will be coming. 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.

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.

With thanks,
Board of Commissioners & Steven L. Trujillo, Executive Director

HACP Board of Commissioners and Leadership

Chair
Jack Quinn

Vice Chair
Melanie Bravo

Commissioner
Andrea Aragon

Commissioner
Phyllis Sanchez

HACP Leadership
Steven L. Trujillo
Executive Director

Pat Rivas
Assistant Executive Director

Joe Caricato
Director of Planning & Development

Tony Linan
Director of Human Resources

Randy McCall
Director of Finance

Housing Authority of the City of Pueblo

Report Number 04-2023

Newly constructed Crawford Townhomes completed October of 2023

2023 ANNUAL REPORT

719-542-6741
www.hapueblo.org

Our Mission

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

9,226 work orders completed for all programs

Public Housing	43% Households have children under 18 years old	48% Heads of households with disabilities	499 Heads of households are female
	38% Heads of households are elderly	\$17,174 Average income of employed recipients	674 Public Housing Units
Housing Choice Voucher	40% Households residents 18 years old or less	50% Heads of households with disabilities	80% Heads of households are female
	35% Heads of households are elderly	\$14,582 Average income of employed recipients	1,184 Housing Choice Vouchers Utilized
LHFC/Managed Properties	16% Households residents 18 years old or less		67% Heads of households are female
	52% Heads of households are elderly		625 Units

Capital Funds Expended

AMP 200	\$242,497
AMP 300	\$66,901
AMP400	\$36,250

Capital Funds Expended

AMP 200 12.0%

AMP 300 19.0%

AMP 400 79.0%

Capital Funds Expended

AMP 200 \$242,497
AMP 300 \$66,901
AMP400 \$36,250



HOUSING AUTHORITY OF THE CITY OF PUEBLO 2023 ANNUAL REPORT (UNAUDITED)		HOUSING AUTHORITY OF THE CITY OF PUEBLO 2023 ANNUAL REPORT (UNAUDITED)	
COMBINED BALANCE SHEET December 31, 2023		COMBINED STATEMENT OF INCOME AND EXPENSES Period from January 1, 2023 thru December 31, 2023	
ASSETS	Consolidated Total	OPERATING RECEIPTS	Consolidated Total
Cash		Tenant Revenues	\$ 4,187,952
General Fund	\$ 9,154,642	Interest Income	98,542
Restricted Cash	548,846	Other Income	4,286,169
Total Cash	\$ 9,703,488	Annual Contributions Earned	15,223,455
Accounts Receivable		Total Operating Receipts	\$ 23,796,118
Tenants	\$ 148,563		
HUD	861,453		
Other	1,371,712		
Total Accounts Receivable	\$ 2,381,728	OPERATING EXPENDITURES	
Other Receivables		Administrative Expenses	\$ 2,350,318
Mortgage / Notes Receivable	\$ 17,556,390	Administrative Salaries	1,482,251
Total Other Receivables	\$ 17,556,390	Other Admin. Expense	\$ 3,832,569
		Total Administration	
		Utilities	\$ 1,373,668
		Total Utilities	\$ 1,373,668
Deferred Charges		Maintenance and Operations:	
Insurance Deposit / Prepaid Expenses	\$ 155,609	Maintenance Labor	\$ 1,544,041
Inventory / Other Assets	1,848,672	Other Maintenance costs	2,275,878
Total Deferred Charges	\$ 2,004,272	Total Maintenance	\$ 3,819,919
Land, Structures & Equipment Net of Depreciation	\$ 16,643,581		
TOTAL ASSETS	\$ 48,289,459	General Expenses:	
		Taxes & Insurance	\$ 574,007
LIABILITIES AND SURPLUS		Payment in Lieu of Taxes	159,657
Accounts Payable		Total General Expenses	\$ 733,664
Vendors and Contractors	\$ 642,115	Housing Assistance Payments	\$ 9,853,165
Tenant Security Deposit	299,272		
HUD	0	Non-Routine Expenses:	
Other Payables	3,098,470	Other costs	183,001
Total Accounts Payable	\$ 3,999,857	Total Non-Routine Expenses	\$ 183,001
Interest Payable	\$ 626,785	Financial Expense	
Other Current Liabilities	1,763,136	Interest on Mortgage	\$ 178,338
Deferred Revenues	0	Total Financial Expenses	\$ 178,338
Fixed Liabilities / Mortgages	471,903	Total Operating Expenditures	\$ 19,974,324
Total Other Payables	\$ 2,863,804		
Total Liabilities	\$ 6,863,663	Net Income from Operations	\$ 3,823,794
Surplus		Depreciation / Amortization	\$ 1,778,873
Invested in Capital Assets, Net of Related Debt	\$ 11,806,332	(Gain) Loss on Disposition of Assets	\$ 41,958
Restricted Net Assets	0		
Unrestricted Net Assets	29,619,466		
Total Equity	\$ 41,425,798		
TOTAL LIABILITIES AND EQUITY / NET ASSETS	\$ 48,289,459	Net Income (Deficit)	\$ 2,000,963

- OVER 9000 WORK ORDERS COMPLETED IN A YEAR PERIOD
- NOTABLE ACCOMPLISHMENT OF 2023 AND 2024: COMPLETION OF THE CRAWFORD TOWNHOMES DEVELOPMENT
- ECONOMIC IMPACT OF OVER \$45 MILLION DOLLARS AND COUNTING

CRAWFORD TOWNHOMES





LOOKING AHEAD

- WORKING ON ENGAGEMENT INITIATIVES WITH HUD
- WORKING TO COMBAT CRIME AND DRUG USE ACTIVITIES
- WORKING WITH STATE AGENCIES AND PARTNERS TO FURTHER EXPAND OPPORTUNITIES IN PUEBLO
- EXPANDING OUR PARTNERSHIP AND SUPPORT OF SURROUNDING COMMUNITIES AND HOUSING AGENCIES
- 2025 CONAHRO CONFERENCE



COLORADO NAHRO 2025 ANNUAL CONFERENCE

MAY 13-16, 2025
PUEBLO, COLORADO

REGISTRATION WILL OPEN IN FEBRUARY 2024

SPONSORSHIP OPPORTUNITIES AVAILABLE! CONTACT BREA@CONAHRO.ORG.



THANK YOU!



Housing
Authority of the
City of Pueblo

Report
Number 04-2023



Newly constructed Crawford Townhomes
completed October of 2023

2023 ANNUAL REPORT

719-542-6741
www.hapueblo.org

Message from the Executive Director & Board Of Commissioners

PAGE 01

*HACP Board of
Commissioners and
Leadership*

The Housing Authority of the City of Pueblo, Colorado (HACP) is proud to present our 2023 Annual Report.

We have the strong belief that to have a thriving community, affordable and safe housing is the backbone of that economy. We continue to strive to execute our mission and to be a good community partner to those who are seeking to help bring about more housing in Pueblo. To keep up with such, there are new programs and partnerships to help alleviate this demand and more importantly, provide a roof over the head of our fellow neighbors.

In 2023, our team continued to work persistently to aid residents in seeking resources that could assist them in bringing their rent current and staying housed. The legislative climate in the community and the state of Colorado continued to evolve in 2023, making it more difficult to attain support resources or to remove residents who created a bad environment. We continue to broaden our base of contacts with other agencies who work statewide to provide support to our residents. We have implemented new and innovative platforms that have allowed for more streamlined communication with residents and landlords across our portfolio.

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 1950s. 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. In 2023, our team successfully worked to ensure phase three, Crawford Townhomes, was constructed and residents could move in by year end. This 49-unit project, despite material delays and challenges, began serving Pueblo in October of 2023. This accomplishment came as our country saw drastic fluctuations in supplies, faced unprecedented shortages, and struggled to recruit dedicated and qualified employees. Despite these factors, we successfully continued our pursuit to complete the master planned community on the southside of Pueblo, while investing millions into our local economy. The final phase, Sitter Townhomes, will be coming. 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.

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.

*With thanks,
Board of Commissioners & Steven L. Trujillo, Executive Director*

Chair

Jack Quinn

Vice Chair

Melanie Bravo

Commissioner

Andrea Aragon

Commissioner

Phyllis Sanchez

HACP Leadership

Steven L. Trujillo
Executive Director

Pat Rivas
Assistant Executive
Director

Joe Caricato
Director of Planning
& Development

Tony Linan
Director of Human
Resources

Randy McCall
Director of Finance

Our Mission

PAGE 02

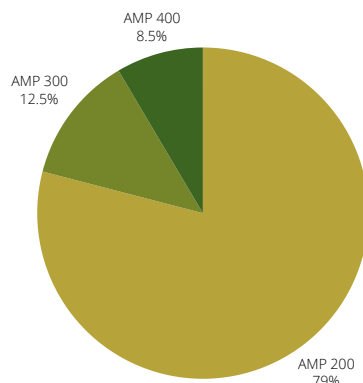
The mission of the Housing Authority of the City of Pueblo is to provide low-income families, the elderly, and handicapped individuals with decent, safe, and affordable housing.

Who We Serve

9,226 work orders completed for all programs

Public Housing	43%	48%	499
	Households have children under 18 years old	Heads of households with disabilities	Heads of households are female
Housing Choice Voucher	38%	\$17,174	674
	Heads of households are elderly	Average income of employed recipients	Public Housing Units
LIHTC*/Managed Properties	40%	50%	80%
	Households residents 18 years old or less	Heads of households with disabilities	Heads of households are female
	35%	\$14,582	1,184
	Heads of households are elderly	Average income of employed recipients	Housing Choice Vouchers Utilized
	16%		67%
	Households residents 18 years old or less		Heads of households are female
	52%		625
	Heads of households are elderly		Units

Capital Funds Expended



Capital Funds Expended

AMP 200	\$242,497
AMP 300	\$66,901
AMP 400	\$26,250



HOUSING AUTHORITY OF THE CITY OF PUEBLO

2023 ANNUAL REPORT

(UNAUDITED)



COMBINED BALANCE SHEET

December 31, 2023

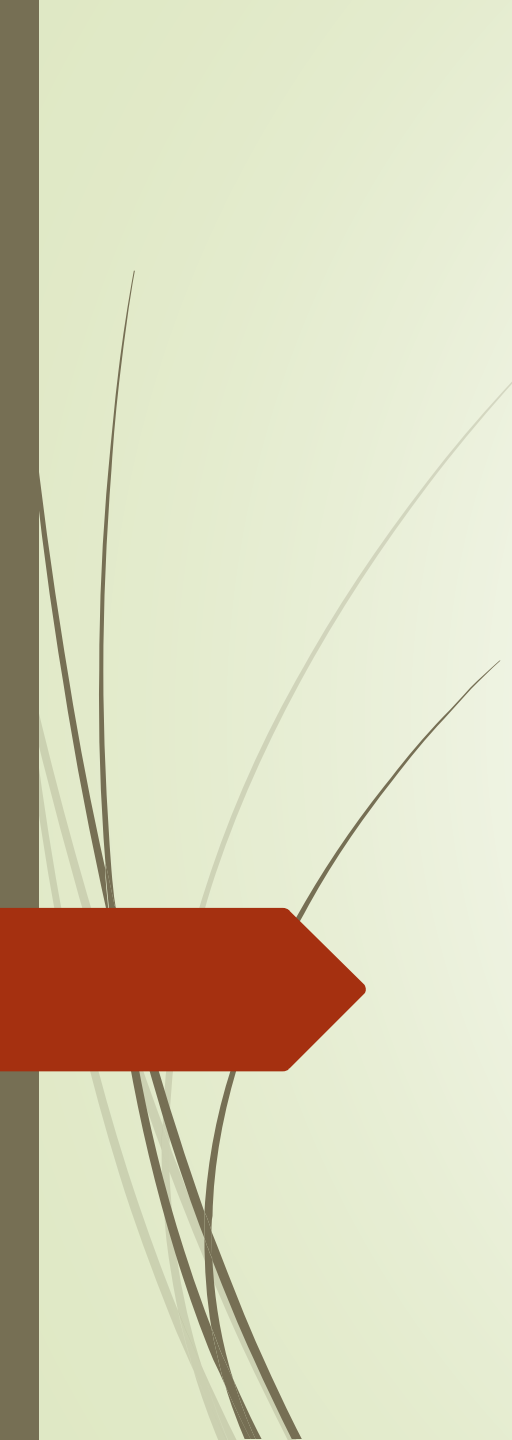
COMBINED STATEMENT OF INCOME AND EXPENSES

Period from January 1, 2023 thru December 31, 2023

ASSETS	Consolidated Total
<i>Cash</i>	
General Fund	\$ 9,154,642
Restricted Cash	548,846
Total Cash	<u>\$ 9,703,488</u>
<i>Accounts Receivable</i>	
Tenants	\$ 148,563
HUD	861,453
Other	1,371,712
Total Accounts Receivable	<u>\$ 2,381,728</u>
<i>Other Receivables</i>	
Mortgage / Notes Receivable	<u>\$ 17,556,390</u>
Total Other Receivables	<u>\$ 17,556,390</u>
<i>Deferred Charges</i>	
Insurance Deposit / Prepaid Expenses	\$ 155,600
Inventory / Other Assets	1,848,672
Total Deferred Charges	<u>\$ 2,004,272</u>
Land, Structures & Equipment Net of Depreciation	<u>\$ 16,643,581</u>
TOTAL ASSETS	<u>\$ 48,289,459</u>
LIABILITIES AND SURPLUS	
<i>Accounts Payable</i>	
Vendors and Contractors	\$ 642,115
Tenant Security Deposit	259,272
HUD	0
Other Payables	3,098,470
Total Accounts Payable	<u>\$ 3,999,857</u>
Interest Payable	\$ 628,785
Other Current Liabilities	1,763,116
Deferred Revenues	0
Fixed Liabilities / Mortgages	471,903
Total Other Payables	<u>\$ 2,863,804</u>
Total Liabilities	<u>\$ 6,863,661</u>
<i>Surplus</i>	
Invested in Capital Assets, Net of Related Debt	\$ 11,806,332
Restricted Net Assets	0
Unrestricted Net Assets	29,619,466
Total Equity	<u>\$ 41,425,798</u>
TOTAL LIABILITIES AND EQUITY / NET ASSETS	<u>\$ 48,289,459</u>

	Consolidated Total
OPERATING RECEIPTS	
Tenant Revenues	\$ 4,187,952
Interest income	98,542
Other Income	4,286,169
Annual Contributions Earned	15,223,455
Total Operating Receipts	<u>\$ 23,796,118</u>
OPERATING EXPENDITURES	
<i>Administrative Expense</i>	
Administrative Salaries	\$ 2,350,318
Other Admin. Expense	1,482,251
Total Administration	<u>\$ 3,832,569</u>
Utilities	<u>\$ 1,373,668</u>
Total Utilities	<u>\$ 1,373,668</u>
<i>Maintenance and Operations:</i>	
Maintenance Labor	\$ 1,544,041
Other Maintenance costs	2,275,878
Total Maintenance	<u>\$ 3,819,919</u>
<i>General Expenses:</i>	
Taxes & Insurance	\$ 574,007
Payment in Lieu of Taxes	159,657
Total General Expenses	<u>\$ 733,664</u>
Housing Assistance Payments	<u>\$ 9,853,165</u>
<i>Non-Routine Expenses:</i>	
Other costs	183,001
Total Non-Routine Expenses	<u>\$ 183,001</u>
<i>Financial Expense</i>	
Interest on Mortgage	\$ 178,338
Total Financial Expenses	<u>\$ 178,338</u>
Total Operating Expenditures	<u>\$ 19,974,324</u>
Net Income from Operations	<u>\$ 3,821,794</u>
Depreciation / Amortization	\$ 1,778,873
(Gain) Loss on Disposition of Assets	<u>\$ 41,958</u>
Net Income (Deficit)	<u>\$ 2,000,963</u>





City of Pueblo Planning Department Housing & Commercial Development 2024 Update

Presented by: Scott Hobson

January 27, 2025



2024 Building Permits for Residential Housing

Housing Units – Building Permits Issued by PRB	2022	2023	2024
Constructed On-Site	253	132	417
Manufactured Homes	40	41	14
Total Housing Units	293	173	431

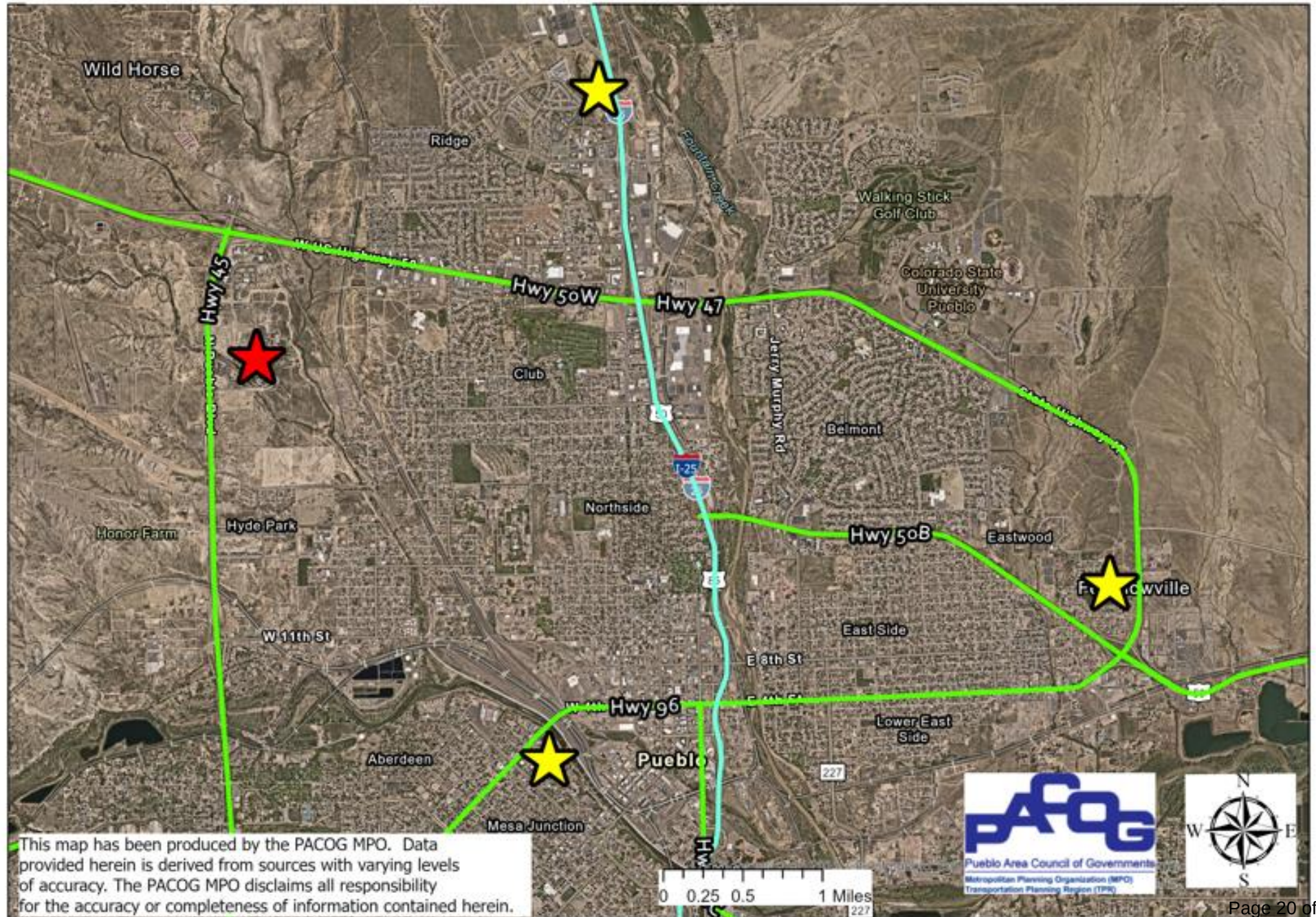
2024 Building Permits for Residential Housing

Housing Units	2022	2023	2024
Single -Family	203	124	90
Single-Family (Manuf)	40	41	14
Duplexes (2 units)	0	8	128
Multi-Family Units	50	0	199
Total Housing Units	293	173	431

2025 Multi-Family Projects in Building Permit Process

Project	Address	Units
The Bluffs	560 Pearl St	98
BLD Pueblo	5111-5151 Ridge Dr	280
Compass Pointe	Oakshire & Beaumont	192
Total Housing Units		570

Multi-Family / Duplex

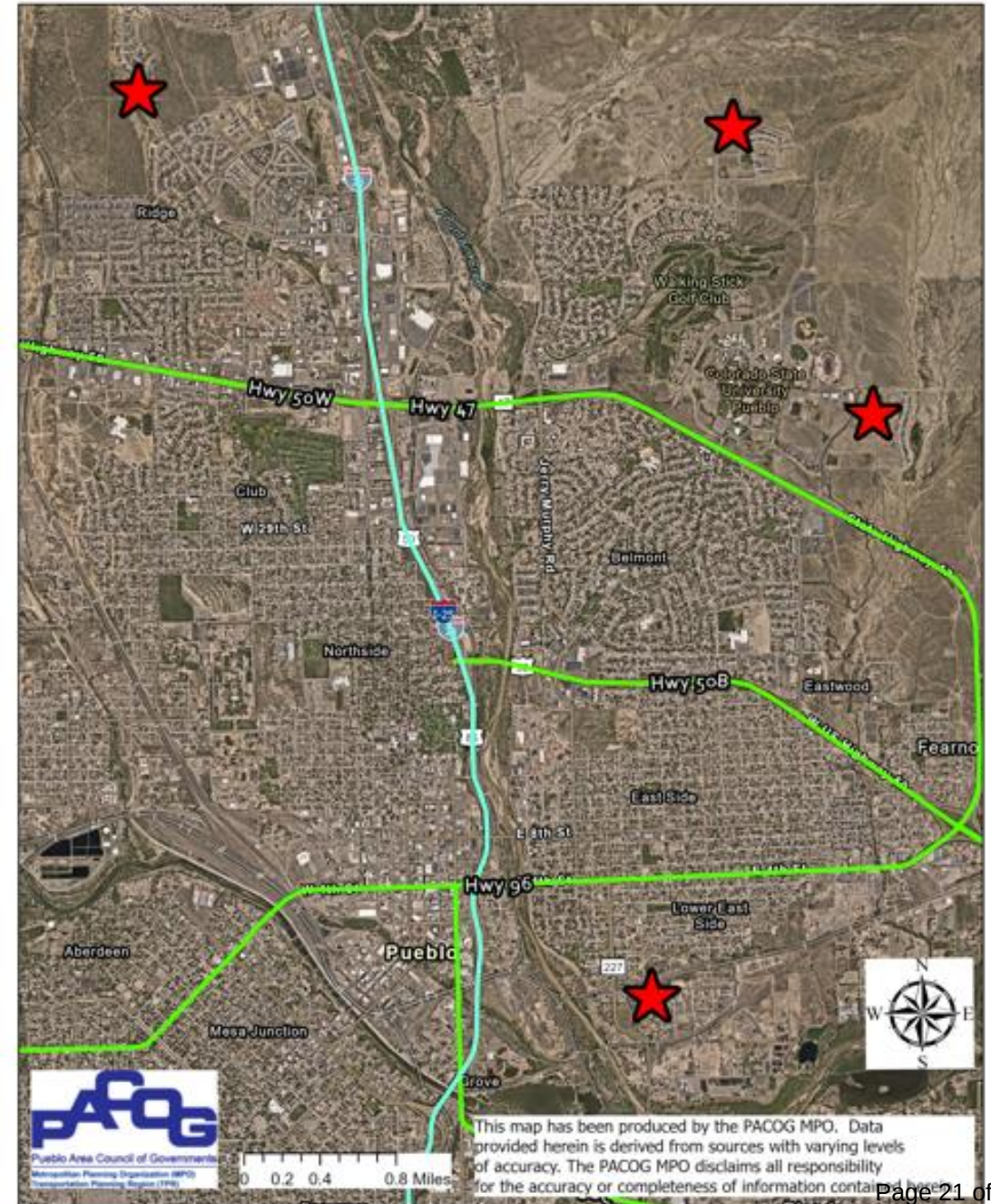




Single-Family Growth Areas

- Northridge
- North Vista Highlands
- Villa Bella
- Rivers Run

Single-Family



Available Platted Residential Lots As of January 1, 2025

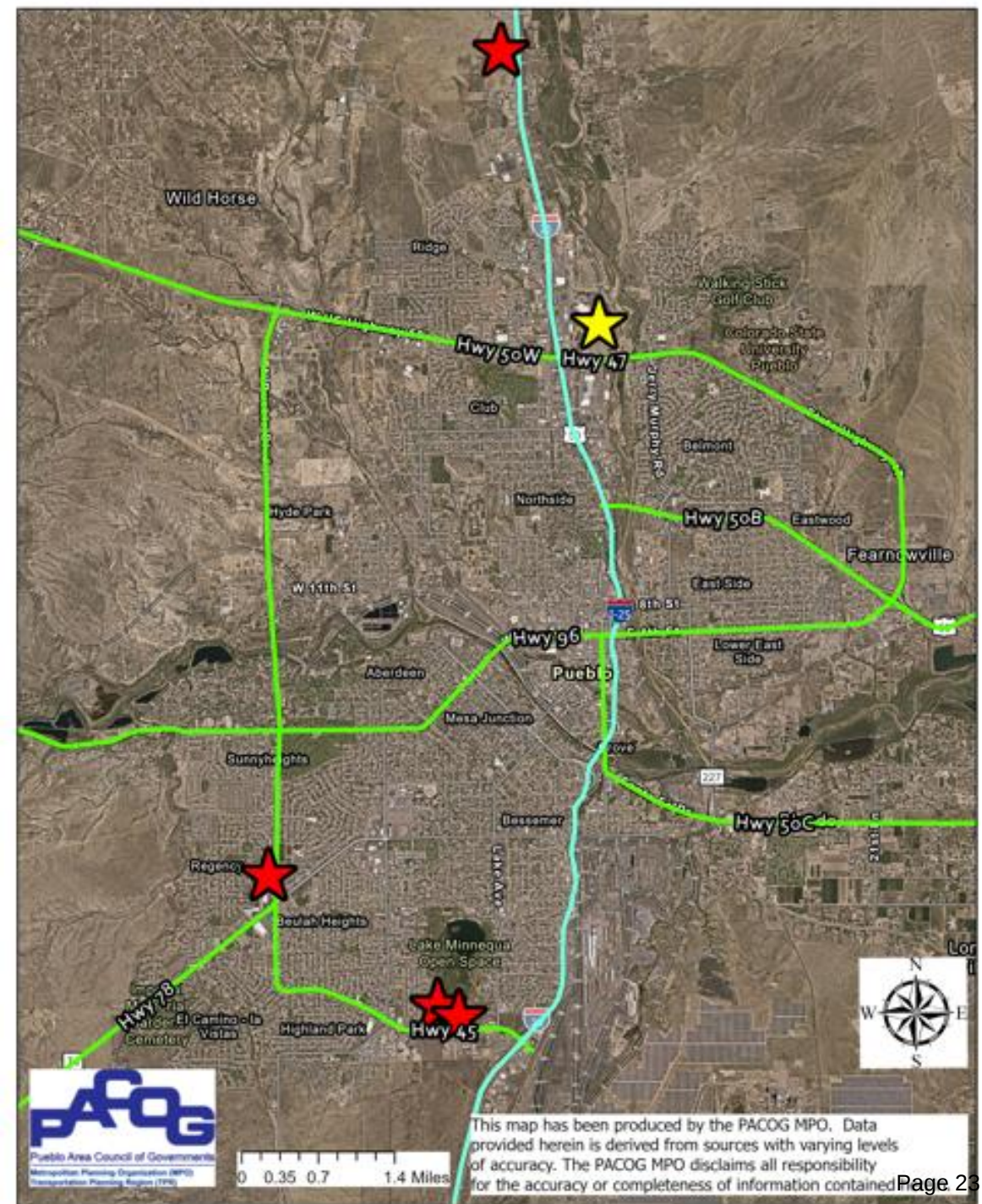


Platted Residential Lots Available for Construction	1,434 Lots
--	-------------------



Commercial Development Areas

- South Pueblo Blvd (Prairie Ave to I-25)
- West State Highway 78
- Drew Dix Parkway
- Dillon North (in plan review)



2024 Commercial Development Approvals

Project	Address
Discount Motors Addition	2050 W Hwy 50
Murphy, USA	1707 S Pueblo Blvd
North Walmart Addition	4200 Dillon Drive
Boathouse on the Riverwalk	130 Riverwalk
CS Wind Wash Bay	112 Tower Road
Whataburger	2850 W Pueblo Blvd
Starbucks	2173 W Pueblo Blvd
Black Bear Diner	6501 N Elizabeth

2024 Commercial Development Approvals (cont.)

Project	Address
LV Petroleum Truck Service	6525 N Elizabeth
TA Travel Center	1275 Drew Dix Prkwy
South Walmart Addition	4050 W Northern Ave



Thank you for the
opportunity to present this
Information

Questions?