



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

**MONDAY, MAY 5, 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**

- |  |         |
|--|---------|
| <b>A. CITY UPDATE &amp; LOBBYIST UPDATE</b><br>Brian McCain - Chief of Staff<br>Gil Romero - Capitol Success Group<br>15 minute presentation | 5:30 PM |
| <b>B. PROPOSITION 123 FUNDING</b><br>Melissa Cook, Housing Administrator<br>15 minute presentation   | 5:45 PM |
| <b>C. HOLCIM &amp; SWISSPOD CPF UPDATE</b><br>Justin Kurth - Holcim Community Relations<br>15 minute presentation                            | 6:10 PM |
| <b>D. 2025 CDBG RECOMMENDATIONS</b><br>Melissa Cook, Housing Administrator<br>15 minute presentation   | 6:35 PM |
| <b>E. CITY COUNCIL BOARD AND COMMISSION UPDATE</b><br>City Council<br>15 minute presentation   | 7:00 PM |

### **Executive Session**

- |   |         |
|---|---------|
| <b>A. FOR A CONFERENCE WITH THE CITY ATTORNEY FOR THE PURPOSE OF RECEIVING LEGAL ADVICE ON SPECIFIC LEGAL UNDER C.R.S. SECTION 24-6-402(4)(B); AND THE FOLLOWING ADDITIONAL DETAILS ARE PROVIDED FOR IDENTIFICATION</b> | 7:15 PM |
|---|---------|

**PURPOSES: SEC 11-1-202, P.M.C. "LOITERING."**

Harley Gifford, Deputy City Attorney

30 min

**ADJOURNMENT**

# Housing & Prop 123

Building Vibrant Communities

May 5, 2025



# AGENDA



PROP 123  
OVERVIEW



PUEBLO & PROP  
123



OPPORTUNITIES



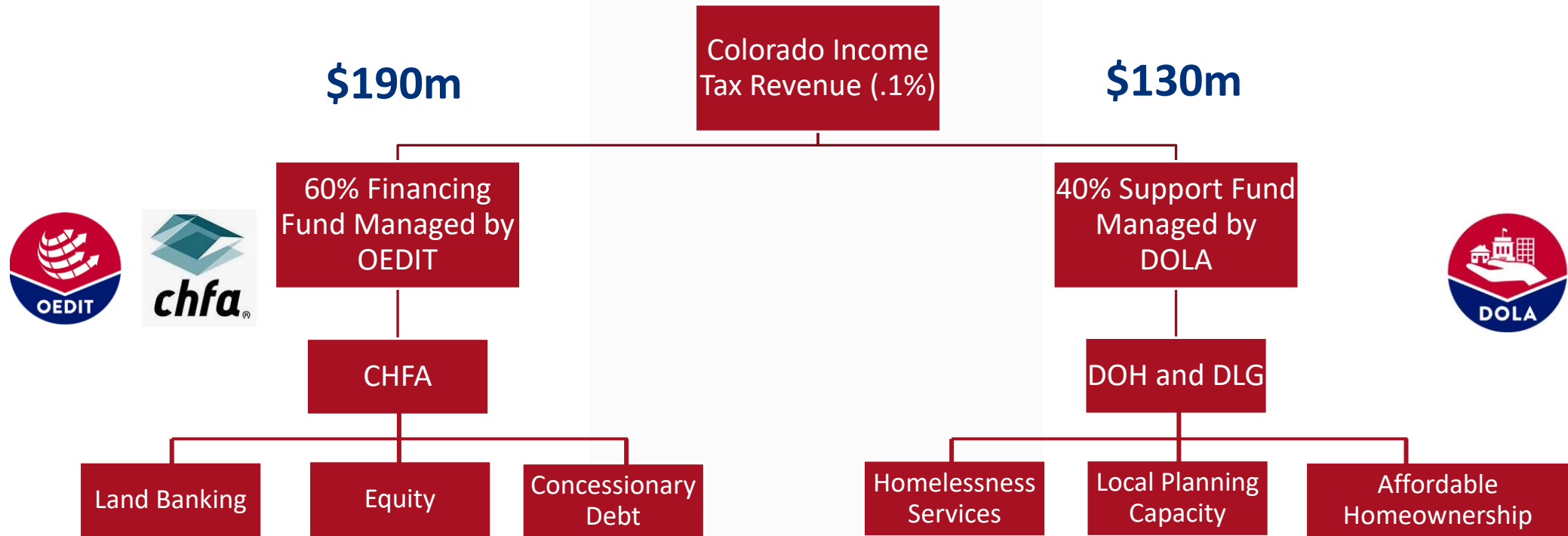
BARRIERS

# What Is Proposition 123

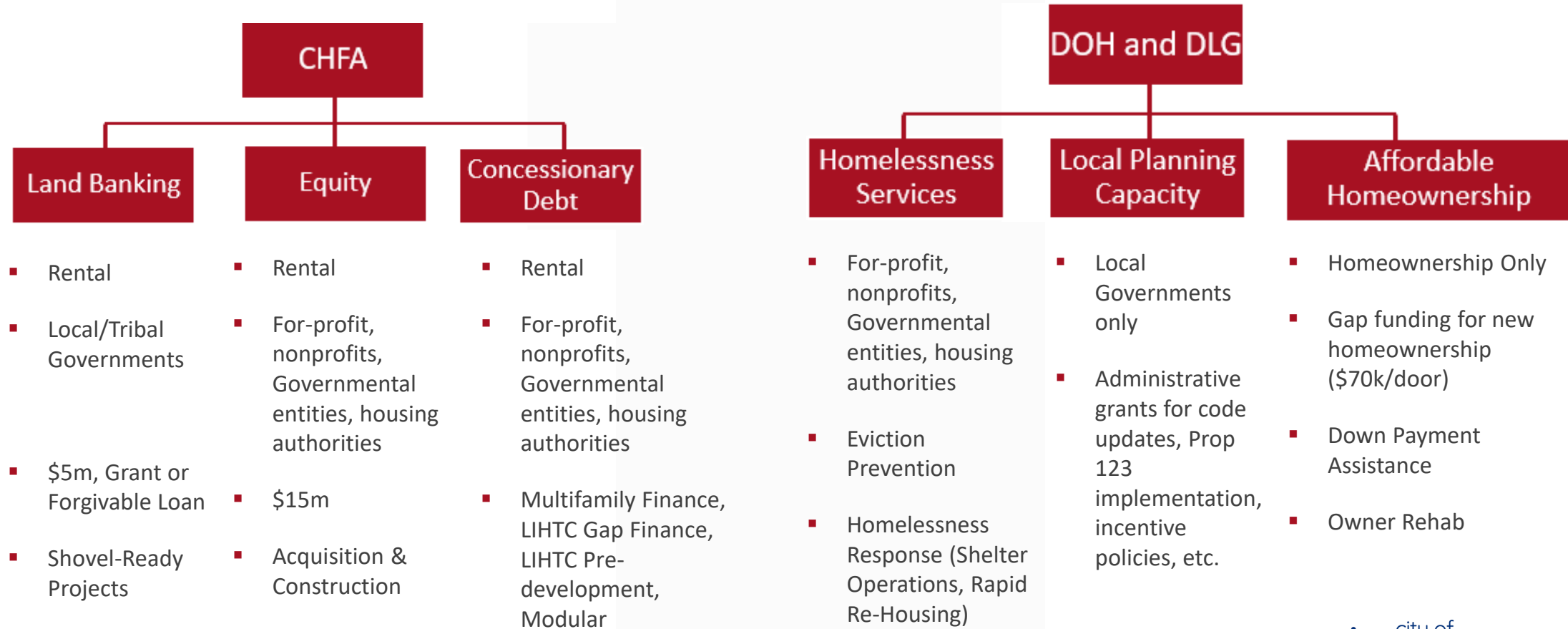
- Colorado Voter Approved Ballot Initiative
  - November 2022
- Sets aside 1/10 of 1% (0.1%) of TABOR
- Housing Activities
  - Rental
  - Homeownership
  - Homelessness Response
- Municipalities must “opt in” to receive funding in their jurisdiction



# Was is Proposition 123?



# Proposition 123



# Proposition 123



## HOW DOES IT WORK?

- Local Government Commitment
  - Establish baseline of affordable housing units **13,403**
    - Legislation is prescriptive
    - American Community Survey
    - Building Permits
  - Increase affordable housing by 3% per year, 3 years **1,206**
  - Expedited Review
    - Projects where more than half of units are affordable
    - 90-day review period

# Proposition 123

## HOW DOES IT WORK?

- Opens the door for funding
  - Non-profits, local governments
  - No commitment means no opportunity
  - **Common misconception:** Municipalities are entitled to an allocation of funding

Note: Homelessness Services are exempt from commitment process



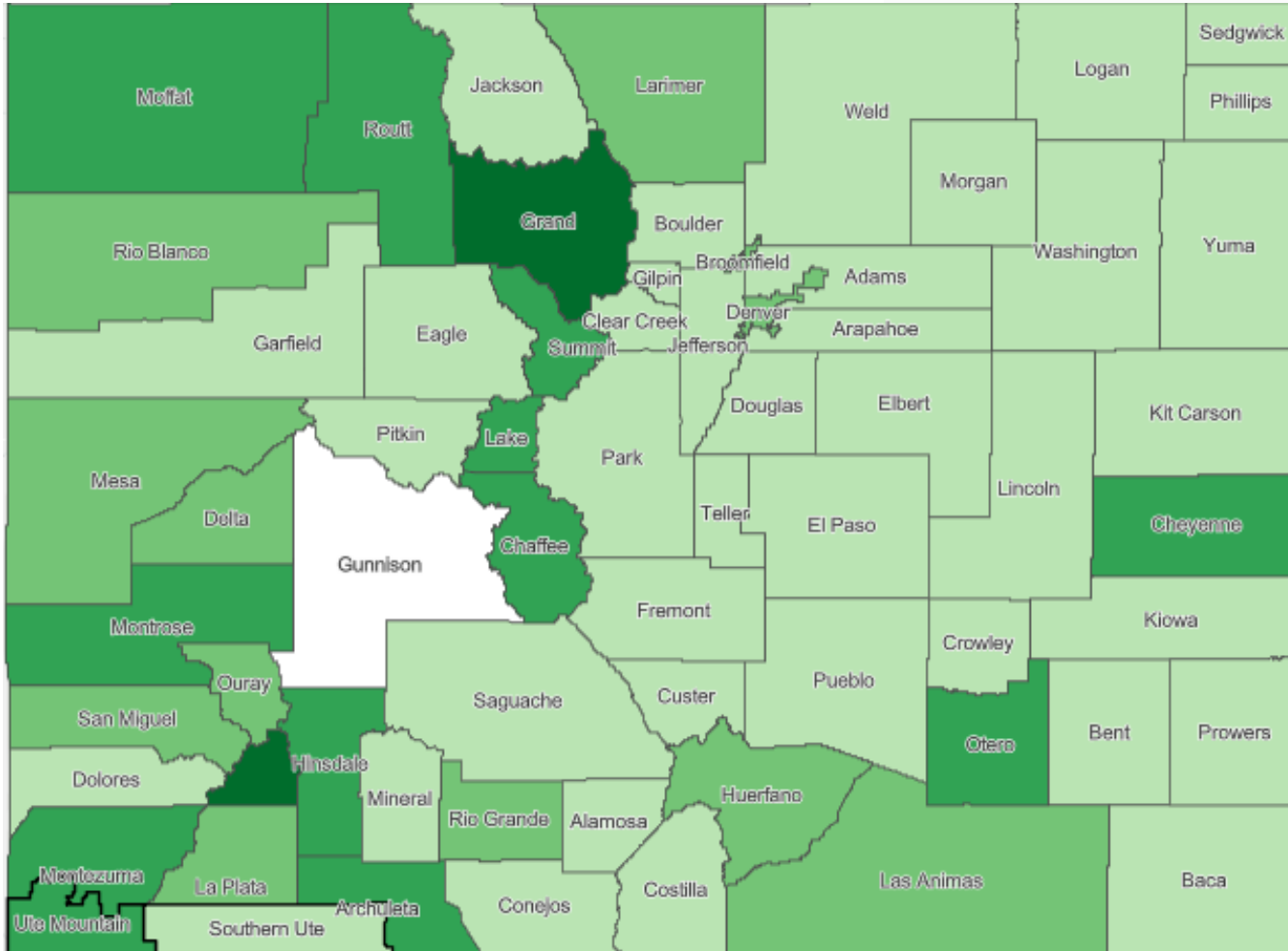
# Proposition 123

## WHAT IF YOU DO NOT REACH THE GOAL?

- Closes the door for funding
  - One year, every 4<sup>th</sup> year (01/01/2027 – 12/31/2027)
  - No claw-backs of previous funding
  - Homeless services still eligible in off year
- Complete a new commitment for 2028-2030



# Pueblo & Proposition 123



**\$4m**

Adoba, Modular Loan

**\$788k**

Down Payment Assistance, NWSOCO

**\$96k**

City of Pueblo, Local Planning Capacity Grant

**\$100k**

City of Pueblo, Minor Repair Program

**\$289k**

Various Homeless Service Providers

# Pueblo & Proposition 123

## FUTURE PROJECTS

- Two current CHFA Equity applications
  - High-density
  - Affordable multi-family
- City of Pueblo exploring Land Banking Sites & Partnerships (fall application)
  - Land acquisition
  - Up to \$5m grant / forgivable loan
  - Only local governments eligible to apply
  - 2024 Round
    - 61 LOI's for \$115m
    - 33 invited to apply for \$73m
    - \$30m – \$49m Available



# Proposition 123 Barriers



## BASELINE, BASELINE, BASELINE!

- Pueblo's 3-year goal is unachievable
- Pueblo (City and County) will never meet goals as-is
- Not a result of City staff or City policy

**Baseline**

**13,403**

**3-year Goal**

**1,206**



# Proposition 123 Barriers

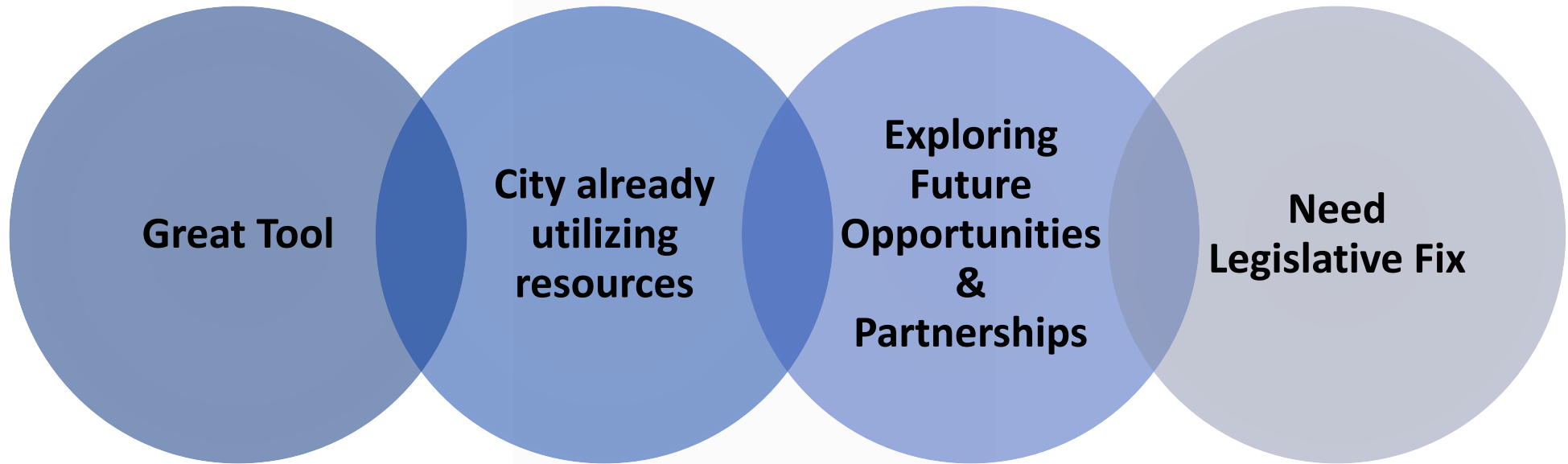


## BASELINE, BASELINE, BASELINE!

- Need a Legislative Fix
- City Staff started conversations with DOLA
- Chief of Staff working on Pueblo sponsored legislation



# Summary



# Questions & Discussion

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