



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

**MONDAY, SEPTEMBER 22, 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 UPDATES | 5:30 PM |
| Brian McCain, Chief of Staff | |
| 5 minute presentation | |
| B. PUEBLO HOUSING AUTHORITY ANNUAL UPDATE | 5:35 PM |
| Steven Trujillo - Executive Director | |
| 15 minute presentation | |
| C. HSPPR CONTRACT AGREEMENT & 2026 BUDGET | 6:00 PM |
| Melissa Cook, Director Department of Housing & Citizen Services | |
| Danny Nunn, Director of Finance | |
| 15 minute presentation | |

ADJOURNMENT

HOUSING AUTHORITY OF THE CITY OF PUEBLO

PUEBLO CITY COUNCIL –
SEPTEMBER 2025



WORDS FROM OUR CHAIR

PHYLLIS SANCHEZ – COMMISSION CHAIR



WHO IS HACP

- 729 Public Housing Units
- 575 Managed Properties
- Total of 1,304 Units in our portfolio
- 1,645 Vouchers – Section 8
- 12 programs operated by staff
- 5,024 residents served





Over 9112 work orders completed in 2024



Notable accomplishment of 2024: completion of the Crawford Townhomes Development and reaching full occupancy despite electrical delays stemming from 2023.



Economic impact of over \$75 Million and counting in the three phases, thus far since the start



We invested 5,616 hours in staff training.

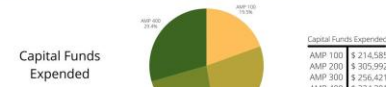
Our Mission

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

9,112 work orders completed for all programs

Public Housing	61%	49%	491
	Households residents 18 years old or less	Heads of households with disabilities	Heads of households are female
Housing Choice Voucher	38%	\$18,388	729
	Heads of households are elderly/disabled	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%	\$14,309	1,222
	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
	54%		665
	Heads of households are elderly		Units



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Board of Commissioners

Commissioners and Leadership

Chair
Melanie Bravo

Vice Chair
Phyllis Sanchez

Commissioner
Andrea Aragon

Commissioner
David Kochis

Resident Commissioner
Amanda Marascola

Steven L. Trujillo
Executive Director

Pat Rivas
Assistant Executive Director

Joe Caricato
Director of Planning & Development

Tony Linan
Director of Human Resources

Lisa White
Interim Director of Finance

Jessica Valdez
Director of Contracts

As we reflect on 2024, we are incredibly proud of the strides we've made as an agency, working with determination and compassion to support Pueblo's families, seniors, and individuals in securing safe, stable, and affordable housing. The past year has tested us in many ways, but it also revealed our resilience, creativity, and unwavering commitment to our mission.

- A few milestones to note for 2024 are that we successfully:
- Increased access to affordable housing by issuing over 1,100 Housing Choice Vouchers and securing additional HUD funding for special populations, including veterans and individuals experiencing homelessness.
 - Heightened our housing rehabilitation efforts focused on preserving the integrity of our aging properties while enhancing energy efficiency, safety, and accessibility.
 - Partnered with local organizations and city departments to address housing insecurity holistically—linking residents to supportive services like job training, childcare, behavioral health, and transportation.
 - Initiated planning for new mixed-income developments that will bring modern, inclusive, and sustainable housing to underserved neighborhoods in Pueblo.
 - Strengthened staff training and professional development to ensure our team is equipped with the tools and knowledge to deliver high-quality service.

Throughout it all, we've centered the voices of those we serve, adapting to their evolving needs and recognizing that housing is more than just a roof over one's head—it's a foundation for opportunity, dignity, and hope.

As we turn the page to 2025 and beyond, we see tremendous opportunity for growth and transformation. Our focus in the coming year will include:

- Continuing to pursue our fourth phase development at the former Sangre de Cristo site, which will add 47 units to our agencies portfolio.
- Expanding youth and family empowerment programs to help break the cycle of poverty through our FSS Program.
- Leveraging federal and state funding to modernize public housing and enhance the long-term sustainability of our portfolio.
- Strengthening community engagement by expanding our communication channels to residents with feedback from all of our key stakeholders.
- Advocating for housing policy solutions at the local, state, and federal level that align with our community's unique needs.

Our work is far from done—but with the continued support of our dedicated board, staff, residents, and partners, we are confident we will rise to meet the moment.

On behalf of the Housing Authority of the City of Pueblo, thank you for your trust, collaboration, and shared commitment to building a stronger, more equitable future for all who call Pueblo home.



2024 ANNUAL REPORT (UNAUDITED)			
COMBINED BALANCE SHEET December 31, 2024		COMBINED STATEMENT OF INCOME AND EXPENSES Period from January 1, 2024 thru December 31, 2024	
ASSETS		OPERATING RECEIPTS	
Cash	Consolidated Total	Tenant Revenues	Consolidated Total
General Fund	\$ 10,599,703	Interest Income	\$ 4,529,042
Restricted Cash	2,104,735	Other Income	333,711
Accounts Receivable	\$ 12,704,439	Annual Contributions Earned	1,326,774
Tenants	\$ 141,568	Total Operating Receipts	\$ 24,665,090
HUD	691,983	OPERATING EXPENDITURES	
Other	1,336,692	Administrative Expense	
Total Accounts Receivable	\$ 2,170,242	Administrative Salaries	\$ 3,504,893
Other Receivables		Other Admin. Expense	1,096,764
Mortgage / Notes Receivable	\$ 26,016,222	Total Administration	\$ 4,601,656
Total Other Receivables	\$ 26,016,222	Utilities	
		Total Utilities	\$ 1,351,575
			\$ 1,351,575
		Maintenance and Operations:	
Deferred Charges		Maintenance Labor	\$ 1,647,290
Insurance Deposit / Prepaid Expenses	\$ 150,419	Other Maintenance costs	2,868,942
Inventory / Other Assets	3,266,212	Total Maintenance	\$ 4,516,232
Total Deferred Charges	\$ 3,416,630	General Expenses:	
Land, Structures & Equipment Net of Depreciation	\$ 16,818,384	Taxes & Insurance	\$ 720,894
		Payment in Lieu of Taxes	184,511
		Total General Expenses	\$ 885,405
		Housing Assistance Payments	\$ 11,005,608
		Non-Routine Expenses:	
TOTAL ASSETS	\$ 61,125,916	Other costs	330,923
		Total Non-Routine Expenses	\$ 330,923
LIABILITIES AND SURPLUS		Financial Expense	
Accounts Payable		Interest on Mortgage	\$ 145,748
Vendors and Contractors	\$ 310,493	Total Financial Expenses	\$ 145,748
Tenant Security Deposit	272,340	Total Operating Expenditures	\$ 22,136,945
HUD	0	Net Income from Operations	\$ 2,528,145
Other Payables	2,692,564	Depreciation / Amortization	\$ 1,778,708
Total Accounts Payable	\$ 3,275,398	(Gain) Loss on Disposition of Assets	\$ -
Interest Payable	\$ 1,699,270		
Other Current Liabilities	771,652		
Deferred Revenues	82,005		
Fixed Liabilities / Mortgages	7,113,348		
Total Other Payables	\$ 9,605,275		
Total Liabilities	\$ 12,901,672		
Surplus			
Invested in Capital Assets, Net of Related Debt	\$ 9,705,036		
Restricted Net Assets	0		
Unrestricted Net Assets	38,519,208		
Total Equity	\$ 48,224,244		
TOTAL LIABILITIES AND EQUITY / NET ASSETS	\$ 61,125,916	Net Income (Deficit)	\$ 749,438

CRAWFORD TOWNHOMES & PHASE 4







LOOKING AHEAD 2026

- Continue to work 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
- Heavily involved with our advocacy team at the state level

The graphic features a background image of two hands cupping a small house model. Overlaid on this are several text elements: a 'SAVE THE DATE' badge at the top, the event name 'COLORADO CONFERENCE NAHRO' in large bold letters, the dates 'MAY 11 - 13, 2026' and location 'Pueblo, Colorado' in a light blue box, and the website 'www.conahro.org' at the bottom. A decorative bar with colored segments is at the very bottom.

SAVE THE DATE

COLORADO **CONFERENCE** **NAHRO**

MAY 11 - 13, 2026
Pueblo, Colorado

www.conahro.org



THANK YOU!