

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

Housing Authority of the City of Pueblo

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Pueblo

PHA Number: CO002

PHA Fiscal Year Beginning: (mm/yyyy) 04/2005

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

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. In addition, a strong effort will be made to:

- *Ensure equal opportunity in housing;*
- *Promote family self-sufficiency;*
- *Continue on-going collaborative efforts with other local agencies and the City of Pueblo to improve the quality of life within the community;*
- *Strive to provide job training, employment and homeownership opportunities for public housing and Section 8 residents.*

Progress Statement: *There are eight (8) families in the Section 8 Homeownership Program with two (2) more families in process of becoming homeowners by March 31, 2004. Since April 1, 2004 there have been four (4) closings. A fifth closing will take place by March 31, 2005. As of March 31, 2005, the PHA will have fifteen (15) Homeowners. Our goal is to place five (5) families into the Section 8 Homeownership Program in 2005.*

The PHA continues to rehab 30 to 40 units of public housing annually with Capital Fund monies.

The 30 units of Low-Income Housing Tax Credits have been completed. Pueblo Housing Authority will continue to convert five (5) Section 8 renters to Home owners in 2005. Currently there are thirteen (13) Section 8 Homeowners.

The proposed home ownership program has been terminated due to site restrictions. The PHA will instead pursue a home ownership program at a new location. The location is called Oakshire Hills with thirty-five (35) lots available for the proposed program. One option is to subordinate the lots to builders with a promissory note due at the time their buyer undergoes a closing. The second option is to solicit bids from builders to build one or two show homes and than allow interested buyers to select a

plan and then schedule a closing for qualified buyers. A third option would be to mix options one and two. Our goal would be to sell at least five (5) lots a year.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: *When NOFA's are published*
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments:
 - Other (list below)

Progress Statement: *Goals have all been met.*

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: *Maintain High Performer status*
 - Improve voucher management: (SEMAP score): *Maintain passing SEMAP score (SEMAP score for 2003/2004 was 96)*
 - Increase customer satisfaction: ***on-going***
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - *The computer software upgrade is in process with a new vendor. Implementation will begin in November 2004 and is scheduled to be completed by August of 2005.*
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers: *When NOFA's are published.*
 - Other: (list below)

Progress Statement: *The PHA met all goals for 2003/2004,*

- PHA Goal: Increase assisted housing choices
Objectives:

- Provide voucher mobility counseling:
 - *Staff will conduct orientation sessions for 100% of new issues in the future.*
- Conduct outreach efforts to potential voucher landlords:
 - *Will conduct orientation outreach to meet a minimum of ten (10) new landlords in 2005.*
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
 - *to refer 5 residents per year to other agencies that offer this service.*
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)
 - *Implement special incentives to encourage higher income applicants to accept units in the Sangre de Cristo development.*

Progress Statement: *All of our goals and objectives were met.*

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: *on-going*
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: *on-going*
 - Implement public housing security improvements:
 - *On-going activity. Staff promoting a Neighborhood Watch program and will continue to provide security at the Sangre de Cristo apartments and elsewhere as needed*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

Progress Statement: *All goals were met*

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives: *N/A*
 - Increase the number and percentage of employed persons in assisted families:

- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: ***On-going***
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: ***On-going***
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: ***On-going***
 - Other: (list below)

Progress Statement: *All goals were met*

Other PHA Goals and Objectives: (list below)

- PHA Goal: Knowledge of New Laws and Changes in Housing Issues Objectives:
 - Make management team knowledgeable regarding the new housing requirements of the Quality Housing and Work Responsibility Act of 1998 (H.R. 4194) and any other changes in regulations as they occur regarding Housing Authority of the City of Pueblo management policies and procedures. ***This is an on-going activity.***
 - Educate management team on changes in Housing Authority's polices and procedures on an ongoing basis. ***This is an on-going activity.***
 - Measurement of Objectives: The completion of this objective shall be measurable by the completion of training activities.

Progress Statement: *All goals were met.*

- PHA Goal: Pueblo Police Service Call Report for Housing Authority Properties Objectives:
 - Work with the Pueblo Police Department to develop an accurate Pueblo Police Service Call Report for all Housing Authority properties. ***This information is exchanged on a monthly basis.***
 - Work with the Pueblo Police Department to up-date and correct computer input data so we can receive an accurate Pueblo Police

Service Call Report. ***This information is exchanged on a monthly basis or daily if needed.***

Measurement of Objectives: The completion of this objective shall be measurable by an accurate Pueblo Police Service Call Report for the Housing Authority by project.

Utilize report information to aid in tracking and identifying trouble areas

and to identify residents who are in non-compliance with their dwelling lease. ***Trouble areas and/or residents will be identified and appropriate corrective action will be documented.***

Progress Statement: *Cooperation between the Housing Authority and the Police Department has continued to lead to the arrest and eviction tenants dealing in use of illegal drugs. Tenants involved in misdemeanor activity are warned of the possibility of eviction if the criminal activity continued. Most tenants have been very cooperative and have not had additional involvement with any type of criminal activity. PHA has continued to work with the police department. Informational reports were provided on a regular basis and staff authorized to evict tenants determined to be involved with drug or criminal activities.*

PHA Goal: Resident Education Programs to Promote Resident Self-sufficiency Objectives:

Promote education programs and activities which will provide our younger residents with a reward system to encourage educational achievement and exceptional school attendance.

▪ *PHA will provide incentives in the way of U.S. Savings Bonds in increments of \$250 and \$500 (depending on funds available) to students with a B or better average coupled with good attendance. PHA anticipates rewarding at least 3 students this fiscal period.*

Promote educational programs and encourage resident participation in anti-drug and anti-violence activities.

Assist and counsel residents in educational/employment programs to promote self-sufficiency.

▪ *About 60% of FSS participants who complete FSS program become Homeowners. We currently have 46 families in the FSS program. Will continue to recruit 10 residents a year to participate in FSS and will continue to assist 5 families complete the program each year.*

Measurement of Objectives: The completion of this objective shall be measurable by documentation of resident notices, flyers and resident activity reports and success rate of the above programs by concentrating on number of certificates awarded.

Progress Statement: *All of the goals and objectives were met this past fiscal period. Scholarships will continue to be provided. Three students were awarded scholarships*

under the Education Incentive Program this year. Our goal is to award three scholarships next year as well. Scholarships range from \$250 to \$500.

HACP will counsel residents into educational/employment programs. We will provide assistance so participants may reach goals of self-sufficiency. Forty six (46) residents are currently enrolled in our program. Approximately 60% of FSS participants become homeowners.

HACP will recruit 10 new families to participate in the program and will have a minimum of 5 families successfully complete the program each year.

Annual PHA Plan
PHA Fiscal Year 2005

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Housing Authority of the City of Pueblo has prepared this Annual PHA Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The purpose of the Annual Plan is to provide a framework for local accountability and an easily identifiable source by which public housing residents, participants in the tenant-based assistance program and other members of the public may locate basic PHA policies, rules and requirements related to the operations, programs and services of the agency.

The Mission Statement and the Goals and Objectives were based on information contained in our jurisdiction's Consolidated Plan and will assure that our residents will receive the best customer service.

Excellent customer service and fulfillment of the Mission Statement and Goals and Objectives is ensured by implementation of a series of policies that are on display with this Plan. The Admissions and Occupancy Policy and Section 8 Administrative Plan are the two primary policies on display. These important documents cover the public housing tenant selection and assignment plan, outreach services, PHA's responsibility to Section 8 owners/landlords, grievance procedures, etc.

The most important challenges to be met by the Housing Authority of the City of Pueblo during FY 2005 include:

- *Preserve and improve the public housing stock through the Capital Funds activities.*
- *Involve the public housing residents and the Section 8 participants through the Annual Plan Resident Advisory Board.*
- *Train staff and commissioners to fully understand and take advantage of opportunities in the new law and regulations to better serve our residents and the community; and*
- *Identify, develop and leverage services to enable low-income families to become self-sufficient.*

In closing, this Annual PHA Plan exemplifies the commitment of the Housing Authority of the City of Pueblo to meet the housing needs of the full range of low-income residents. The Housing Authority of the City of Pueblo, in partnership with agencies from all levels of government, the business community, non-profit community groups, and residents will use this plan as a road map to reach the “higher quality of life” destination for the City of Pueblo.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (*co002a01*)
- FY 2005 Capital Fund Program Annual Statement(*co002b01*)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Other (List below, providing each attachment name)
 - Deconcentration and Income Mixing (co002c01)*
 - Section 8 Homeownership Capacity Statement (co002d01)*
 - Description of Community Service Requirements Implementation (co002e01)*
 - Progress in Meeting 5-Year Plan Goals (co002f01)*
 - Criteria for Substantial Deviations and Significant Amendments (co002g01)*

Project-Based Voucher Program (co002h01)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan (*co002i01*)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (*co002s01*)
- Other (List below, providing each attachment name)
 - 2004 Performance and Evaluation Report (co002j01)*
 - 2003 Performance and Evaluation Report (co002k01)*
 - 2003 Performance and Evaluation Report Supplement (co002l01)*
 - 2002 Replacement Housing Performance and Evaluation Report (co002m01)*
 - 2002 Performance and Evaluation Report (co002n01)*
 - 2001 Replacement Housing Performance and Evaluation Report (co002o01)*
 - 2001 Performance and Evaluation Report (co002p01)*
 - 2000 Replacement Housing Performance and Evaluation Report (co002q01)*
 - 1999 Replacement Housing performance and Evaluation Report (co002r01)*

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public	Annual Plan: Designation of

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	housing (Designated Housing Plans)	Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	4655	4	4	3	4	4	3
Income >30% but <=50% of AMI	2689	4	4	3	4	4	3
Income >50% but <80% of AMI	2966	4	4	3	4	4	3
Elderly	3024	4	3	3	5	4	4
Families with Disabilities	*	*	*	*	*	*	*
<i>Caucasian</i>	9387	4	4	3	4	4	3
<i>African-American</i>	277	4	4	3	4	4	3
<i>Asian</i>	*	*	*	*	*	*	*
<i>Hispanic</i>	4862	4	4	3	4	4	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
 - *Data supplied by the City of Pueblo - 2003*

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2004		170
Extremely low income <=30% AMI	1666	83%	
Very low income (>30% but <=50% AMI)	334	16%	
Low income (>50% but <80% AMI)	4	1%	
Families with children	1100	55%	
Elderly families	147	7%	
Families with Disabilities	413	21%	
<i>Caucasian</i>	677	34%	
<i>African American</i>	57	3%	
<i>Oriental</i>	1	0%	
<i>Hispanic</i>	1269	63%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	850		250
Extremely low income <=30% AMI	746	88%	
Very low income (>30% but <=50% AMI)	93	11%	
Low income (>50% but <80% AMI)	11	1%	
Families with children	395	46%	
Elderly families	27	3%	
Families with Disabilities	156	18%	
<i>Caucasian</i>	317	37%	
<i>African American</i>	25	3%	
<i>Oriental</i>	0	0	
<i>Hispanic</i>	508	60%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR & Efficiency	464	55%	
2 BR	329	39%	
3 BR	46	5%	
4 BR	11	1%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
 - *Higher income families receive incentives to accept units at developments with average income below the Established Income Range.*

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)
 - *Results of analysis for Deconcentration and Income Mixing*

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund (3-31-05)	1,266,095.00	
b) Public Housing Capital Fund (estimated grant for 2005)	1,454,872.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	8,275,338.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
- Section 8 New Construction (MPT) (3-31-05)	483,555.00	Operating Expenses
- Farmers' Home (Farm Worker Housing) Dept of Ag	64,000.00	Operating Expenses
- Section 8 Moderate Rehabilitation	1,298,932.00	Operating Expenses & HAPs
2. Prior Year Federal Grants (unobligated funds only) (list below)		
<i>Capital Funding</i>	1,934,486.00	
- CO06P002501-03 228,353.00		
- CO06P002502-03 251,261.00		
- CO06P002501-04 1,454,872.00		
1,934,486.00		
<i>Replacement Housing</i>	29,621.00	
- CO06R002501-00 6,515.00		
- CO06R002501-01 6,669.00		
- CO06R002501-02 6,288.00		
- CO06R002501-99 7,813.00		
- CO06R002709-99 2,336.00		
29,621.00		
3. Public Housing Dwelling Rental Income (3-31-05)	1,913,080.00	Public housing operations
4. Other income (list below)		
- Non-dwelling rental	7,200.00	Public housing operations
- Interest on General Funds Investments	375,330.00	Public housing operations
- Other income Legal fees, maintenance charges to tenants, late fees, NSF check charges, etc.	57,180.00	Public housing operations
5. Non-federal sources (list below)		
- Section 8 New Const. (MPT) Dwelling Rent	333,456.00	Operations
- Farm Labor Dwelling Rent	33,200.00	Operations
Total resources	17,526,345.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
 - *At the time application is submitted.*

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
 - *Landlord reference*
 - *Citizenship/legal status check*

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

Note: The PHA no longer requires local police report. The Colorado Bureau of investigation reports are more comprehensive and suite our needs better.

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
PHA does not wish to operate a site-based waiting list.

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? *N/A*
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously *N/A*
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site based waiting lists (select all that apply)? *N/A*

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences: *N/A*

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

2 Date and Time

Former Federal preferences: *N/A*

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)
 - *Within 10 days of change*

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
 - Working preference CO2-1

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
 - *Flat Rents*
- Other (list below)
 - *Allow incremental payments of Security Deposit at CO2-1*

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
 - *CO2-1 Sangre De Cristo*
 - *CO2-2 Scattered Site*
 - *CO2-5 Eastwood Heights*
 - *CO2-6 Scattered Site*

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
 - *CO2-15*
 - *CO2-18*
 - *CO2-20*
 - *CO2-22*
 - *CO2-23*

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation

- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- *Sex Offenders*
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
- *Name and address of current/prior landlord*
 - *Resident's current name and address*
 - *Other information as required by HUD and/or law.*

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- Federal project-based voucher program*
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

- *Demonstration of extenuating circumstances*
- *Had not refused a suitable unit.*
- *Extension will result in approvable lease*

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences) *N/A*

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply) *N/A*

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences *N/A*

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply) *N/A*

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one) *N/A*

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: *N/A*

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) *N/A*

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- Yes for all developments
 Yes but only for some developments
 No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

N/A

- For all developments
 For all general occupancy developments (not elderly or disabled or elderly only)
 For specified general occupancy developments
 For certain parts of developments; e.g., the high-rise portion
 For certain size units; e.g., larger bedroom sizes
 Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply) *N/A*

- Market comparability study
 Fair market rents (FMR)
 95th percentile rents
 75 percent of operating costs
 100 percent of operating costs for general occupancy (family) developments
 Operating costs plus debt service
 The "rental value" of the unit
 Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
 At family option
 Any time the family experiences an income increase
 Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
 Other (list below)
▪ *Tenants must report all changes in income and family composition as soon as they occur. After, review, the PHA will determine if there will be an adjustment to the rent.*

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
 Survey of rents listed in local newspaper
 Survey of similar unassisted units in the neighborhood
 Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) *N/A*

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 The PHA has chosen to serve additional families by lowering the payment standard
 Reflects market or submarket
 Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply) *N/A*

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families (*added*)
- Other (list below) (*added*)
 - *Local market condition*

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

- *Rent Collections – Rent agreement for hardship cases*
 1. *Unemployment or delayed receipt of public welfare or other similar benefits.*
 2. *Serious illness of the resident or a member of the family.*
 3. *Major theft, loss, or other casualty*
 4. *Other circumstances which may for a limited period deprive the resident of their normal income.*

5. Operations and Management

Not Applicable – High Performer

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

Not applicable – High Performer

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) *co002b01*

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name *co002g01*)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: *N/A*
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:
- *The Pueblo Housing Authority is proposing to sell a minimum of 5 lots annually of the 35 lots it owns at Oakshire Hills. Lots will be sold to builders and families for new construction. Marketing the lots started in 2004.*

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description *N/A*

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description N/A

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development

Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description *N/A*

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date

submitted or approved:

- Units addressed in a pending or approved HOPE VI demolition application
(date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description *N/A*

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Not Applicable – High Performer

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General N/A

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

The PHA has reinstated the Community Service Policy. Description of Community Service requirements implementation is included as attachment (co002e01)

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Not required – high performer

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan *Not Required*

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Not applicable – High Performer

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved? *N/A*
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? *N/A*
If not, when are they due (state below)?

17. PHA Asset Management *Not applicable – High Performer*

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name) co002s01
 Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply) *N/A*
- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)

b. Eligible candidates: (select one) *N/A*

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply) *N/A*

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) *City of Pueblo*

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - *Affordable housing initiatives*
 - *Continue to REHAB Public Housing to maintain HQS.*
 - *Provide Homeownership Opportunities*
 - *Continued efforts at maintaining public housing to quality standards*
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- *Provide funding to provide more affordable housing for low-income residents.*

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement *See attachment co002b01*
Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement *See attachment co002b01*
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement *See attachment co002b01*
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<i>See attachment co002i01</i>				
Total estimated cost over next 5 years				

Attachment: co002a01
DE-CONCENTRATION AND INCOME TARGETING POLICY
FOR THE
HOUSING AUTHORITY OF THE CITY OF PUEBLO
PUEBLO, COLORADO

Adopted by Board of Commissioners

Resolution No.: _____

Date of Adoption: _____

DE-CONCENTRATION AND INCOME TARGETING POLICY
(of the Public Housing Admissions and Occupancy Policy)

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic De-concentration of public housing developments and (2) Income Targeting to assure that families in the “extremely low” income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Occupancy policies and procedures to comply.

Therefore, the Housing Authority of the City of Pueblo, Pueblo, Colorado (hereinafter referred to as PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

A. Economic De-concentration:

Admission and Continued Occupancy Policies are revised to include the PHA’s policy of promoting economic de-concentration. Implementation of this program may require the PHA to determine the median income of residents in each development, determine the average income of residents in all developments, compute the Established Income Range (EIR), determine developments outside the EIR, and provide adequate explanations and/or policies as needed to promote economic de-concentration.

Implementation may include one or more of the following options:

- Skipping families on the waiting list based on income;
- Establishing preferences for working families;
- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Marketing campaign geared toward targeting income groups for specific developments;
- Additional supportive services;
- Additional amenities for all units;
- Flat rents for developments and unit sizes;
- Different tenant rent percentages per development;
- Different tenant rent percentages per bedroom size;
- Saturday and evening office hours;
- Security Deposit waivers;
- Revised transfer policies;
- Site-based waiting lists;
- Mass Media advertising/Public service announcements; and
- Giveaways.

B. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. Depending on the availability of applicants with proper demographics, at a minimum, 40% of all new admissions to public housing **on an annual basis** may be families with incomes at or below thirty percent (30%)(extremely low-income) of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, handicap or familial status.

In order to implement the income targeting program, the following policy is adopted:

- ▶ The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).
- ▶ After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- ▶ To the maximum extent possible, the offers will also be made to effect the PHA's policy of economic de-concentration.
- ▶ The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions. (Optional for PHAs with both Section 8 and Public Housing programs).

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: co002b01

Annual Statement /Performance and Evaluation Report

Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p style="text-align: center;">Housing Authority of the City of Pueblo</p>	Grant Type and Number: Capital Fund Program No: CO06P00250105 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2005</p>
--	--	--

<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number _____
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____	<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	145,487.00			
3	1408 Management Improvements	66,700.00			
4	1410 Administration	181,270.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	224,965.00			
10	1460 Dwelling Structures	720,420.00			
11	1465.1 Dwelling Equipment-Nonexpendable	14,500.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	76,530.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$1,454,872.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Administration							
	Administration of the Capital Funds Grant							
	Program includes time spent by members of the							
	Accounting Dept., Director of Special Projects,							
	Executive Director and Assistant Executive							
	Director							
	Estimated prorated salaries for these positions	1410		43,940.00				
	Benefits			29,290.00				
	Sundry administrative expenses such as							
	telephone, office supplies, Fidelity Bond, etc.	1410		8,000.00				
	In house Architectural staff salaries							
	Architect, two Draftsmen, Technical Support	1410		71,480.00				
	Benefits	1410		28,560.00				
	Total Administration			181,270.00				
	Fees and Costs							
	Contract engineering costs, sundry costs such as							
	printing, computer supplies, computer	1430		25,000.00				

**Annual Statement/Performance and Evaluation Report and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Agency Wide	Management Improvements							
	In response to HUD's directive to Housing Authorities regarding resident participation, the Housing Authority has two positions that are responsible for the empowerment of our employees. These positions are:							
	Resident Development Coordinator, responsible for the Community Work Responsibility Program	1408		15,000.00				
	Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	1408		13,000.00				
	Benefits, 40%	1408		11,200.00				
	To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	1408		5,000.00				
	Page total			44,200.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	To continue the HACP emphasis on resident empowerment the resident training program plans to contract with Pueblo employers to place several residents in regular jobs.	1408		5,000.00				
	In response to requirement of QHWRA, the following Plans, Studies and Upgrades will be completed using consulting services: Conversion Analysis Study, Agency Plan Updates, Homeownership Feasibility Study & Plan, Maintenance & Facility Plan, Market Analysis to Establish Flat Rent, Strategic Planning	1408		1,000.00				
	Training for staff to meet requirements of QHWRA including: New Policies, PHAS/New Regulations/Uniform Inspections.	1408		1,500.00				
	Contract electronic archiving of blue prints and building specifications	1408		5,000.00				
	Asset Management Consulting	1408		10,000.00				
	Page total			22,500.00				
	Total Management Improvements			\$66,700.00				

Annual Statement/Performance and Evaluation Report
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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Non Dwelling Equipment	1475						
	Scanner to transfer printed data to computer storage to include writable CD's	1,475		5,000.00				
	To be used to transfer information from handbooks and other printed media to plans and specifications.							
	250 Pentium computer w/ROM, dual disk drive, monitor, speakers	1,475		5,000.00				
	To use with upgraded Autocad and Landcad programs.							
	Systematic replacement of aging computer hardware	1,475		8,000.00				
	Systematic replacement of 9 aging printers	1475		2,600.00				
	Systematic replacement of broken office furniture i.e; computer desk, shelving, computer workstand, binder racks, flammable cabinets	1475		920.00				

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Systematic replacement of power equipment to include woodworking, painting, welding, grounds, generator, janitorial equipment	1475		7,510.00				
	Systematic replacement of office equipment and furniture	1475		500.00				
	To maintain its properties in their excellent condition, the HACP must have quality, professional equipment.							
	Systematic replacement of vehicles based on mileage (< 100,000 miles) and age (< 15 years old)	1475		30,000.00				
	To maintain the HACP quality of maintenance, reliable vehicles are imperative. Both the maintenance and housing management staff must be able to travel to all parts of the city at a moments notice.							
	The current maintenance fleet has three trucks over 15 years old and two others with more than 100,000 miles. Each year there will be two or three vehicles meeting this criteria.							

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
HA Wide	Replace paper handling equipment to include: separator, collator, folder, stuffer	1475		4,000.00			
	High Speed Printer			8,000.00			
	As stated in the Management Improvements Needs Assessment, the HACP upgrading its computers and software to maintain our high level of performance.						
	Handheld computers for inspections	1,475		5,000.00			
	The upgraded work order and inventory software will require handheld code scanners to efficiently operate.						
	Total Non Dwelling Equipment			\$76,530.00			
	Dwelling Equipment						
	Stoves and Refrigerators @ \$725 per set	1465	20 sets	\$14,500.00			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo	Grant Type and Number: Capital Fund Program No: CO06P00250105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO002003	EMERGENCY							
	Dwelling Structures:							
	Replace carpet	1460		4,250.00				
	Retrofit units for sight and hearing impaired	1460		3,600.00				
	Handicapped accessible door openers	1460		20,000.00				
	Total Dwelling Structures:			27,850.00				
	Landscape improvements	1450		10,000.00				
	Total Site Improvements			10,000.00				
	Total CO002003			\$37,850.00				

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PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO002008	Dwelling Structures							
	Exterior Paint	1460		2,250.00				
	Window replacement	1460		7,500.00				
	General Renovation	1460		2,250.00				
	Replace exterior doors, locks, patio doors	1460		1,175.00				
	Replace interior and exterior light fixtures	1460		3,363.00				
	Replace electrical fixtures	1460		2,500.00				
	Replace kitchen counters and cabinets	1460		5,100.00				
	Replace garage doors	1460		250.00				
	Replace interior doors	1460		1,500.00				
	Standardize plumbing, bathroom fixtures.	1460		6,000.00				
	Patch/paint interiors after repairs	1460		11,000.00				
	Replace floor tile	1460		6,000.00				
	Total Dwelling Structures:			48,888.00				
	Site Improvements							
	Concrete repair	1450		4,025.00				
	Install time irrigation systems	1450		15,680.00				
	Parking lot asphalt repair	1450		5,800.00				
	Regrade sites for proper drainage	1450		2,000.00				
	Total Site Improvements			27,505.00				
	Total CO002008			\$76,393.00				

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PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Federal Fund Program No: CO06P00250105		Replacement Housing Factor Grant No:				Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO06P002010	Dwelling Structures							
	Replace entry doors, deadbolt locks	1460		20,125.00				
	Replace interior doors	1460		2,475.00				
	Replace kitchen cabinets, bathroom lavatory, plumbing fixtures and trim	1460		14,250.00				
	Paint unit interiors	1460		15,600.00				
	Replace kitchen and bath cabinets	1460		34,100.00				
	Replace electrical fixtures	1460		2,400.00				
	Replace flooring	1460		48,016.00				
	Total Dwelling Structures			136,966.00				
	Site Improvement							
	Repair/install fence	1450		3,650.00				
	Landscaping and sod replacement	1450		5,025.00				
	Site Lighting	1450		875.00				
	Regrade site for proper drainage	1450		2,250.00				
	Total Site Improvement			11,800.00				
	Total CO06P002010			\$148,766.00				

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PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO06P002011	Site Improvements:							
	Total Site Improvements:			0.00				
	Dwelling Structures:							
	Retro fit two units for hearing/visual	1460		1,000.00				
	Replace door hardware	1460		275.00				
	Flooring replacement	1460	2	4,750.00				
	Replace handicapped shower seats	1460		250.00				
	Handicapped accessible door openers	1460		10,000.00				
	Total Dwelling Structures:			16,275.00				
	Total CO06P002011			\$16,275.00				

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 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002014	Site Improvements:							
		1450						
	Total Site Improvements:			0.00				
	Dwelling Structures:							
	Replace carpet in units	1460		7,150.00				
	Replace bathroom fixtures	1460		1,875.00				
	Handicap accessible door openers	1460		20,000.00				
	Total Dwelling Structures			29,025.00				
	Total CO06P002014			\$29,025.00				

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PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002015	Site Improvements:							
	Landscaping/sod replacement	1450	1	1,500.00				
	Total Site Improvements:			1,500.00				
	Dwelling Structures:							
	Patch/paint interiors	1460	2	4,320.00				
	Replace flooring	1460	2	3,000.00				
	Install sewer cleanouts	1460	4	4,320.00				
	Replace light fixtures	1460		3,275.00				
	Replace bath lavatories and faucets	1460		3,205.00				
	General renovations	1460		3,000.00				
	Total Dwelling Structure			21,120.00				
	Total CO06P002015			\$22,620.00				

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PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250105		Replacement Housing Factor Grant No:				Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002018	Site Improvements:							
	Trim and/or replace trees	1450	10	5,000.00				
	Recondition/resod lawns	1450		4,875.00				
	Total Site Improvements:			9,875.00				
	Dwelling Structures:							
	Replace flooring	1460		2,300.00				
	Replace garage doors	1460		750.00				
	Install sewer cleanouts	1460		1,500.00				
	Replace bathroom fixtures	1460		3,000.00				
	Replace deadbolt locks	1460		4,800.00				
	Replace interior doors and hardware	1460		4,000.00				
	Install bathroom exhaust fans	1460		775.00				
	Install range hoods, grease shields	1460		750.00				
	Replace light fixtures	1460		4,000.00				
	Provide GFI receptacles/upgrade smoke detectors	1460		3,000.00				
	Paint unit interiors	1460		5,000.00				
	Total Dwelling Structure			29,875.00				
	Total CO06P002018			\$39,750.00				

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002020	Site Improvements:							
	Landscaping/sod replacement	1450	2	2,925.00				
	Repair/replace concrete	1450		2,500.00				
	Trim trees/replace trees	1450		500.00				
	Total Site Improvements:			5,925.00				
	Dwelling Structures:							
	Kitchen/bath fixtures, electrical fixtures	1460						
	cabinets/countertops/paint as needed		5	10,000.00				
	Replace interior doors	1460	5	8,000.00				
	Replace flooring	1460	1	8,000.00				
	Sewer cleanouts	1460	2	1,000.00				
	Replace Windows	1460		3,000.00				
	Stucco, exterior painting, fascia, gutter	1460		1,000.00				
	Replace exterior doors	1460		1,500.00				
	Replace water heaters	1460		2,940.00				
	Provide GFI receptacles/upgrade smoke detectors, upgrade lighting	1460		10,000.00				
	Total Dwelling Structures			45,440.00				
	Total CO002020			\$51,365.00				

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002022	Site Improvements:							
	Concrete repairs	1450	3	1,800.00				
	Total Site Improvements			1,800.00				
	Dwelling Structures:							
	Replace exterior doors & locks	1460	3	4,000.00				
	Replace interior doors & bi-folds	1460	3	4,000.00				
	Replace flooring	1460	1	3,213.00				
	Interior paint	1460	2	1,793.00				
	Provide/upgrade smoke detectors	1460		2,520.00				
	Refinish/replace kitchen cabinets, faucets	1460		2,760.00				
	Total Dwelling Structures			18,286.00				
	Total CO002022			\$20,086.00				

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002025	Site Improvements:							
	Total Site Improvements			0.00				
	Dwelling Structures:							
	Replace exterior doors & locks	1460	3	2,300.00				
	Exterior painting	1460		2,500.00				
	Interior paint	1460	2	3,285.00				
	Total Dwelling Structures			8,085.00				
	Total CO002025			\$8,085.00				

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002027	Site Improvements:							
	Total Site Improvements			0.00				
	Dwelling Structures:							
	Replace interior doors & bi-folds	1460	3	1,200.00				
	Exterior painting	1460		4,400.00				
	Total Dwelling Structures			5,600.00				
	Total CO002027			\$5,600.00				

Attachment: co002c01
Housing Authority of the City of Pueblo

Component 3, (6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
CO2-01 Sandgre de Cristo			
CO2-02 Scattered Site		C. The Covered Development's or Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments	
CO2-05 Eastwood Heights			
CO-15 Scattered Site		C. The Covered Development's or Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments	
CO-18 Scattered Site		C. The Covered Development's or Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments	
CO-20 Scattered Site		C. The Covered Development's or Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments	

CO-22 Scattered Site		C. The Covered Development's or Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments	
CO-23 Scattered Site		C. The Covered Development's or Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments	
CO-27 Scattered Site		C. The Covered Development's or Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments	

Attachment: co002d01
Housing Authority of the City of Pueblo

Section 8 Homeownership Program Capacity Statement

The Housing Authority demonstrates its capacity to administer the Section 8 Homeownership program as the following policies are adopted:

- Financing for purchase of a home will be provided; insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

Attachment: co002e01
Housing Authority of the City of Pueblo
Community Service Requirements Implementation

Documentation of Compliance

- 1) Community Service Policy
- 2) Copy of Notice to all eligible or exempt residents
- 3) Copy of letter on Non-Compliance
- 4) PHA written process for verifying eligibility and informing residents of their status

**COMMUNITY SERVICE POLICY
FOR THE
HOUSING AUTHORITY OF THE CITY OF
PUEBLO, COLORADO**

Adopted by Board of Commissioners

Resolution No.: _____

Date of Adoption: _____

COMMUNITY SERVICE POLICY

Section 512 of the Quality Housing and Work Responsibility Act of 1998, which amends Section 12 of the Housing Act of 1937, established a new requirement for non-exempt residents of public housing to contribute eight (8) hours of community service each month or to participate in a self-sufficiency program for eight (8) hours each month. (24 CFR Subpart F §960.600-609) The Fiscal Year (FY) 2002 HUD/VA Appropriations Act temporarily suspended the community service and self-sufficiency requirement, except for residents of HOPE VI developments. The FY 2003 HUD/VA Appropriations Act reinstated this provision.

The Housing Authority of the City of Pueblo (hereinafter referred to as PHA) believes that the community service requirement should not be perceived by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents an opportunity to contribute to the communities that support them while gaining work experience.

In order to effectively implement this new requirement, the PHA establishes the following policy.

A. Community Service

The PHA will provide residents, identified as required to participate in community service, a variety of voluntary activities and locations where the activities can be performed. The PHA does not claim these activities to be appropriate for all participating tenants. Each tenant is responsible to determine the appropriateness of the voluntary service within guidelines in this policy. The activities may include, but are not limited to:

- Unpaid services at the PHA to help improve physicals condition, including building clean-ups, neighborhood clean-ups, gardening and landscape work;
- Unpaid office related services in the development or Administrative Office;
- Assisting other residents through the resident organization;
- Unpaid services in local schools, day care centers, hospitals, nursing homes, youth or senior organizations, drug/alcohol treatment centers, recreation centers, etc.;
- Active participation in neighborhood group special projects;
- Assisting in after-school youth programs or literacy programs;
- Unpaid tutoring of elementary or high school age residents;
- Assisting in on-site computer training centers;

- Any other community service which includes the “performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community”.

Note: Voluntary political activities are prohibited from being considered to meet the Community Service requirement.

B. Program Administration

The PHA may administer its own community service program in conjunction with the formation of cooperative relationships with other community based entities such as TANF, Social Services Agencies or other organizations which have as their goal, the improvement and advancement of disadvantaged families. The PHA may seek to contract its community service program out to a third-party.

The PHA may directly supervise community service activities and may develop and provide a directory of opportunities from which residents may select. When services are provided through partnering agencies, the PHA will confirm the resident’s participation. Should contracting out the community service function be determined to be the most efficient method for the PHA to accomplish this requirement, the PHA will monitor the agency for contract compliance.

The PHA will assure that the service is not labor that would normally be performed by PHA employees responsible for the essential maintenance and property services.

In conjunction with its own or partnership program, the PHA will provide reasonable accommodations for accessibility to persons with disabilities.

C. Self-Sufficiency

The PHA will inform residents that participation in self-sufficiency activities for eight (8) hours each month can satisfy the community service requirement and encourage non-exempt residents to select such activities to satisfy the requirement. It should be noted that an individual may satisfy this requirement through a combination of community service and self-sufficiency activities totaling at least eight (8) hours per month. Such activities can include, but are not limited to:

- Apprenticeships and job readiness training;
- Voluntary substance abuse and mental health counseling and treatment;

- English proficiency classes, GED classes, adult education, college, technical schools or other formal education
- Household management, budget and credit counseling, or employment counseling
- Work placement program required by the TANF program
- Training to assist in operating a small business

The PHA may sponsor its own economic self-sufficiency program or coordinate with local social services, volunteer organizations and TANF agencies.

D. Geographic Location

The intent of this requirement is to have residents provide service to their own communities, either in the PHA's developments or in the broader community in which the PHA operates.

E. Exemptions

The following adult individuals, age 18 or older, of a household may claim an exemption from this requirement if the individual:

- Is age 62 years or older;
- Is blind or disabled (as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c) and who certify that because of this disability they are unable to comply with the service provisions; or primary caretakers of such individuals;
- Is engaged in work activities (at least 30 hours per week) as defined in section 407(d) of the Social Security Act (42 U.S.C. 607(d)), specified below:
 1. Subsidized employment;
 2. Subsidized private-sector employment;
 3. Subsidized public-sector employment;
 4. Work experience (including work associated with the refurbishing of publicly assisted housing) only if sufficient private sector employment is not available;
 5. On-the-job-training;
 6. Job-search and job-readiness assistance;
 7. Community service programs;
 8. Vocational educational training (not to exceed 12 months with respect to any individual);

9. Job-skills training directly related to employment;
 10. Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency;
 11. Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate; and
 12. The provision of childcare services to an individual who is participating in a community service program.
- Meets the requirements for being exempt from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the PHA is located, including a State-administered welfare-to-work program.
 - Is a member of a family receiving TANF assistance, benefits, or service under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 *et seq.*); or under any other welfare program of the State in which the PHA is located, including a State administered welfare-to-work program and has not been found by the State or other administering entity to be in non-compliance with such program.

F. Family Obligations

At the time of annual recertification, all public housing household members age eighteen (18) or older must:

- Receive a written description of the community service requirement, information on the process for verifying exemption status and the affect of noncompliance on their tenancy.
- Complete certification forms regarding their exempt or non-exempt status from the community service requirement and submit the executed forms within ten (10) days of their recertification appointment. If a household member claims an exemption from the requirement, he/she must submit written verification of the exemption or provide information for obtaining third-party verification along with their completed exemption form.

At the time of the annual recertification appointment, each non-exempt adult household member must present their completed monthly record and certification form (blank form to be provided by the PHA at time of certification or recertification) of activities performed over the past twelve (12) months.

If a family member is found to be noncompliant, either for failure to provide documentation of community service or for failure to perform community service, he/she and the head of household will sign an agreement with the PHA to make up the deficient hours over the next twelve (12)-month period. The entire household will be allowed to enter into such an agreement only once during the household's entire tenancy with the PHA.

If, during the twelve (12)-month period, a non-exempt person becomes exempt, it is his or her responsibility to report this to the PHA and to provide documentation with ten (10) calendar days of the occurrence. The community service requirement will remain in effect until such time as the exempt status is reported to the PHA and verified.

If, during the twelve (12)-month period, an exempt person becomes non-exempt, it is his or her responsibility to report this to the PHA within ten (10) calendar days of the change in status. He/she will be provided with appropriate forms and information for fulfilling the community service requirement. A household member who fails to report a change from exempt to non-exempt status will be required to enter into an agreement to complete an equivalent of eight (8) hours per month of community service for each month of unreported non-exempt status within ninety (90) days of discovery or the household's lease will be subject to termination.

Each household member must supply the PHA with accurate written information regarding exemption status. Failure to supply such information and/or misrepresentation of information is a serious violation of the terms of the lease and may result in termination of the lease.

G. PHA Obligations

To the greatest extent possible and practicable, the PHA will provide names and contacts at agencies that can provide opportunities for residents to fulfill their community service obligation.

The PHA will provide the household a written description of the community service requirement, the process for claiming status as an exempt person for PHA verification of such status in the notice of annual recertification. The PHA will provide the household with appropriate forms on which to claim exempt or non-exempt status and for tracking the community service hours.

The PHA will make the final determination as to whether or not a household member is exempt and/or is compliance with the community service requirement.

As failure to complete the community service requirement constitutes noncompliance with the terms of the Lease, the family may use the PHA's Grievance Procedures if they disagree with the determination of exemption status or noncompliance.

The PHA will assure that procedures are in place and residents the opportunity to change status with respect to the community service requirement. Such changes include, but are not limited to:

- Going from unemployment to employment;
- Entering a self-sufficiency program;
- Entering a classroom educational program which exceeds eight (8) hours monthly.

All exemptions to the community service requirement will be verified and documented in the resident file. Required verifications may include, but not be limited to:

- Third-party verification of employment, enrollment in a training or education program, welfare to work program or other economic self sufficiency activities;
- Birth certificates to verify age 62 or older; or
- Third-party verification of disabilities preventing performance of community service.

Families who pay flat rents and live in public housing units or families who income was over income limits when they initially occupied such a public housing unit will not receive an automatic exception.

H. Cooperative Relationships with Welfare Agencies

The PHA may initiate cooperative relationships with local service agencies that provide assistance to its families to facilitate information exchange, expansion of community service/self-sufficiency program options and aid in the coordination of those activities.

I. Lease Requirements and Documentation

The PHA's lease has a twelve (12)-month term and is automatically renewable except for non-compliance with the community service requirement. The lease also provides for termination and eviction of the entire household for such non-compliance. The lease provisions will be implemented for current residents at

the next regularly scheduled reexamination and for all new residents effective upon occupancy. The PHA will not renew or extend the lease if the household contains a non-exempt member who has failed to comply with the community service requirement.

Documentation of compliance or non-compliance will be placed in each resident file.

J. Noncompliance

A resident who was delinquent in community service hours under the lease in effect at the time of the suspension will still be obligated to fulfill his/her community service and self-sufficiency requirements for FY 2001, provided that the resident was given notice of noncompliance prior to the expiration of the lease in effect at that time.

A copy of that notice of noncompliance should be included with the written notice to residents about the reinstatement of the community service and self-sufficiency requirement. In order to obtain a lease renewal on the expiration of the current lease, residents must be in compliance both with any delinquent community service requirements and current requirements.

If the PHA determines that a resident who is not an "exempt individual" has not complied with the community service requirement, the PHA will notify the resident:

1. of the noncompliance;
2. that the determination is subject to the PHA's administrative grievance procedure;
3. That unless the resident enters into an agreement under paragraph 4. of this section, the lease of the family of which the non-compliant adult is a member may not be renewed. However, if the noncompliant adult moves from the unit, the lease may be renewed;
4. that before the expiration of the lease term, the PHA must offer the resident an opportunity to cure the noncompliance during the next twelve (12)-month period; such a cure includes a written agreement by the non-compliant adult and the head of household (as applicable) to complete as many additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve (12)-month term of the lease.

NOTICE TO RESIDENTS

COMMUNITY SERVICE REQUIREMENT

The Community Service requirement for residents of Public Housing has been reinstated.

All non-exempt residents of Public Housing age 18 or older, are required to contribute eight (8) hours of community service each month or participate in a self-sufficiency program for eight (8) hours each month. This community service work is not a service for which the resident is paid; it is strictly volunteer work.

The Community Service Policy is available in the PHA office and describes in detail:

1. Which household members may qualify for an exemption from the requirement to perform community service;
2. The types of activities that can be performed to meet the requirement;
3. The family's obligations;
4. The PHA's obligations; and
5. The penalties for non-compliance.

Resident Requirements:

1. If any household adult member is not elderly, disabled, or participating in a work activity for at least 20 hours per week you **must** contact your Community Service Contact listed below no later than:_____.
2. The PHA will inform you of all verifications needed.
3. The PHA will make the final determinations.

Community Service Contact: _____

Address of Contact: _____

Telephone: _____

Resident Community Service Compliance Certification

I/We have received a copy of and have read and understand the contents of the PHA's Community Service/Self Sufficiency Policy.

I/We understand that this is a requirement of the Quality Housing and Work Responsibility Act of 1998 and that if any non-exempt adult member of the household does not comply with this requirement, our lease will not be renewed and we may receive a 30-day notice of lease termination.

I/We have been given the opportunity to claim an exemption to the requirement for performance of community service and the following adult household members do not claim such exemption.

List name of each adult household member who does not claim an exemption below

I/We have been given the opportunity to claim an exemption and one or more adult household members will separately certify to his/her eligibility for an exemption.

List name of each adult household member who will separately certify to his/her eligibility for an exemption below

Signature Head of Household

Date

Signature Other Adult Household Member

Date

Signature Other Adult Household Member

Date

COMMUNITY SERVICE SELF-SUFFICIENCY PROGRAM EXEMPTION CERTIFICATION

I certify that I am eligible for an exemption from the Community Service requirement for the following reason:

- I am 62 or older.
- I am blind or disabled, and as a result I cannot comply with the community service requirements. I am verifying my disability by:
 - My receipt of Supplemental Security Income (SSI) or Social Security Disability (SSDI) benefits for a disability recognized by the Social Security Administration (SSA).
 - My receipt of Transitional Assistance Disability benefits (has applied for SSI disability benefits and has been found by DHS to meet the SSI disability standards).
 - My receipt of Aid for Aged, Blind, or Disabled (AABD) benefits.
 - My receipt of worker's compensation for my disability with documentation provided by a medical provider.
 - I am providing documentation provided by a medical provider demonstrating that I meet the disability requirement.
 - I am providing documentation of medical assistance or interim SSDI benefits.
 - I am receiving no benefits but am able to submit documentation from a medical provider that my blindness or disability, as defined by the Social Security Act, prevents them from meeting the community or economic self-sufficiency requirement.
- I am the primary care provider of a (temporarily or permanently) blind or disabled person who meets the disability definition (as described above) and I am submitting the Community Service Exception Certification for verification;
- I am temporarily or chronically ill and am able to submit documentation from my medical provider.
- I am responsible for the full-time care to another household member due to that member's medical condition and am able to submit documentation from a medial provider.
- I am a student enrolled in a recognized school, training program, or school of higher education.
- I am working at least 20 hours per week (*Employment Verification form will serve*

as documentation).

- [] I am a participant of a State welfare program and am in compliance with all economic sufficiency or work activity requirements or am exempt from program requirements (Must provide verification).
- [] A member of my household is receiving assistance, benefits or services under a State welfare program with a work requirement and the family member is in compliance with all program requirements.

A separate certification must be signed by each exempt adult household member.

Signature of Resident Claiming Exemption

Date

Address of Resident Claiming Exemption

This certification applies only to the Community Service Exemption per 24 CFR 960.601 and no other PHA program requirements.

<p>PHA USE ONLY</p> <p>Certification Received by _____ Date _____</p> <p>Supporting Verification:</p> <ul style="list-style-type: none">[] Is current and is in the tenant file[] Was requested on (date)_____ from _____[] Was received on (date)_____ <p>Comments (such as change of status details, non-receipt of verification, receipt of verification contradicting certification)</p> <p>_____</p> <p>_____</p> <p>_____</p>
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**COMMUNITY SERVICE EXEMPTION
CARE PROVIDER VERIFICATION**

I, _____, certify that I am the primary care provider for
_____, a resident of the Housing Authority, who lives
at _____.
Address of Primary Care Provider

Signature Date

I certify that _____ is my primary care provider.

I certify that I receive:

- Supplemental Security Income (SSI) disability benefits;
- Social Security Disability Insurance (SSDI) disability benefits;
- Transitional Assistance Disability benefits (individual has applied for SSI disability benefits and has been found by DHS to meet the SSI disability standards);
- Aid for Aged, Blind, or Disabled (AABD) benefits; or
- No benefits but am able to submit documentation from a medical provider that my blindness or disability, as defined by the Social Security Act, prevents me from meeting the community or economic self-sufficiency requirement.
- Because of such disability, I cannot perform voluntary work or duties that are a public benefit, and serve to improve the quality of life, enhance resident self-sufficiency or increase resident self-responsibility in the community.

Signature of Resident Date

Address

NOTICE of NON-COMPLIANCE
COMMUNITY SERVICE/SELF-SUFFICIENCY REQUIREMENT

Name _____ Date _____

Address _____

Please be advised that the Housing Authority has not received verification or evidence of completion or exemption from the 96 hours of community service during the past 12 months for the following adult members of your household:

All non-exempt adult members of the household must complete the community service hours as a part of the annual recertification process. If you feel one or more of the above listed household members may be eligible for an exemption, please provide immediate verification to the management office.

If you or any household member were required to perform community service but failed to provide verification of the completion, then this action can be corrected by providing the verification information immediately to the management office. Complete and return the enclosed Exemption Certification with verification.

If you or any household member must fulfill the requirement and have failed to perform 8 hours of community service/self sufficiency per month, this action can be corrected by bringing your requirement current before the end of your lease year. You may be eligible to enter into an agreement to complete deficient service hours.

In the event service hours have not been completed for all non-exempt adult household members, your lease will not be renewed. If your lease is not renewed, you will be issued a 30-day notice to vacate. In accordance with community service policy, you may request a grievance for disputes arising under noncompliance with the community service requirements. You must file a grievance in the management office as stipulated in the PHA's Grievance Policy.

Your cooperation in this matter is needed to assist in preserving your housing opportunity.

Sincerely,

COMPLIANCE AGREEMENT

COMMUNITY SERVICE/SELF-SUFFICIENCY REQUIREMENT

A Compliance Agreement must be executed by each non-compliant household member. Each agreement must be signed by the Head of Household, the non-compliant household member and the PHA designee.

In accordance with the provisions of the PHA's Community Service/Self-Sufficiency policy:

- [] I/We, _____ (*name(s)*), agree to complete all deficient community service hours. The number of deficient service hours for the review year, _____ will be completed by _____.
(*Insert #*)
- [] I/We, _____ (*name(s)*), further assure that all members of the family who are subject to the service requirement are currently complying with the service requirement.
- [] I/We, _____ (*name(s)*), understand that the PHA may issue a 30-day notice of lease termination if the service hour requirements of our lease are not brought into compliance by _____. I/We understand what types of volunteer work qualify as community service and what types of programs qualify for self-sufficiency participation.
- [] The non-compliant member of the household, _____, is no longer living in the unit and will duly be removed from the lease. I/We understand that a member of the household who is removed from the lease after failure to fulfill his/her community service/self-sufficiency requirements may not be added back to the lease in the future.

Signature Head of Household

Date

Signature Other Adult Household Member

Date

Signature Authorized PHA Representative

Date

Attachment: co002f01
Housing Authority of the City of Pueblo
Progress in Meeting 5-Year Plan Goals (2000-2004)

The Housing Authority of the City of Pueblo has been successful in achieving its mission and 5 year plan goals during the period FY 2000-2004

Concerning modernization:

The PHA has substantially modernized The Vail Hotel consisting of 55 single bedroom units and the Mesa Tower, consisting of 102 subsidized single bedroom units. The PHA has met its goals pertaining to modernizing to some extent a minimum of 40 public housing units.

Concerning self-sufficiency and crime and safety:

The PHA has met all of its goals in these areas. The self sufficiency program has 46 participants enrolled. The goal is to graduate 5 families annually and to enroll 5 new families annually. The PHA has met these goals. Regarding efforts to reduce crime and improve on safety, the PHA continues to work with the local police. The response time to criminal activity by the police has improved and information sharing between the police and the PHA continues to go well. A neighborhood watch program has been presented to the Sangre de Cristo development and the Mesa Tower site. There is interest so the police will have additional meetings with the residents and staff in an attempt to implement the program. In addition, staff frequently recommends to the residents to leave their exterior lights on as a safety precaution and crime deterrent and to call the police immediately for any criminal activity that is observed. The PHA has met its goals in this area as well and will continue to make efforts to improve.

Concerning improving the quality of life:

The PHA continues to maintain its rental stock Housing Quality Standards. Through its modernization, the PHA has improved the quality of the rental stock to a high level thus giving the residents a sense of pride. The FSS program has opened home ownership opportunities for the participants. The program has experienced 65% of participants becoming home owners and 25% have obtained a degree from either a junior college or four year college. We also offer the residents the opportunity to sit on the RAB in order to hear their concerns, suggestions, questions, etc. It gives them an opportunity to participate in the Annual Plan. We continue to meet our goals in this area as well.

To ensure compliance with the Public Housing Reform Act of 1998 and the HUD Rental Housing Integrity Improvement Program (RHIP), every policy was reviewed and updated as needed. Most significant was the update to the Admissions and Occupancy Policy and the Section 8 Administrative Plan.

Attachment: co002g01
Housing Authority of the City of Pueblo

- A. Substantial Deviation from the 5-Year Plan:
- Any change to the Mission Statement;
 - 50% deletion from or addition to the goals and objectives as a whole; and
 - 50% or more decrease in the quantifiable measurement of any individual goal or objective.
- B. Significant Amendment or Modification to the Annual Plan:
- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;
 - Any change being submitted to HUD that requires a separate notification to residents, such as changes in the Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Public Housing Homeownership programs; and
 - Any change in policy or operation that is inconsistent with the applicable Consolidated Plan.

Attachment: co002h01
Housing Authority of the City of Pueblo

Section 8 Project Based Voucher Program

Our agency is currently operating a Section 8 Project Based Voucher Program.

Projected number of units: 26

General location(s) (eligible census tracts or areas within eligible census tracts):

Census 19	18 units
Census 7	8 units

How is this action consistent with the PHA Plan? Include the reasons why project basing instead of tenant basing the same number of units is appropriate.

Program provides wider choice of housing.

Capital Fund Program Five-Year Action Plan

Part I: Summary

Attachment: co002i01

HA Name:						<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Housing Authority of the City of Pueblo		FFY 2005					
Development Number/Name/HA-Wide	Year 1 2005	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5		
		FFY Grant: 2006 PHA FY: 2006	FFY Grant: 2007 PHA FY: 2007	FFY Grant: 2008 PHA FY: 2008	FFY Grant: 2009 PHA FY: 2009		
Project Co002001	Annual	111,825.00	74,625.00	290,425.00	277,025.00		
Project Co002002	Statement	20,575.00	35,575.00	20,575.00	20,575.00		
Project Co002003		25,150.00	69,075.00	31,025.00	31,025.00		
Project Co002004		5,400.00	17,400.00	5,400.00	0.00		
Project Co002005		0.00	0.00	0.00	0.00		
Project Co002006		483,938.00	0.00	0.00	0.00		
Project Co002008		74,630.00	404,814.00	0.00	0.00		
Project Co002009		0.00	0.00	41,300.00	0.00		
Project Co06-P002-010		148,766.00	148,766.00	148,766.00	148,766.00		
Project Co06-P002-011		26,350.00	21,650.00	62,650.00	71,650.00		
Project Co06-P002-014		11,150.00	18,550.00	106,350.00	66,150.00		
Project Co06-P002-015		22,620.00	18,300.00	33,375.00	18,300.00		
Project Co06-P002-017		19,900.00	19,900.00	19,900.00	19,900.00		
Project Co06-P002-018		50,381.00	42,838.00	34,838.00	34,838.00		
Project Co06-P002-020		115,432.00	115,432.00	115,432.00	169,760.00		
Project Co06-P002-022		20,566.00	6,766.00	3,833.00	21,270.00		
Project Co06-P002-023		0.00	16,530.00	0.00	0.00		
Project Co06-P002-025		3,285.00	7,905.00	3,285.00	30,635.00		
Project Co06-P002-027		5,800.00	0.00	0.00	5,000.00		
Agency Wide-Appliance Replacement		15,000.00	15,000.00	15,000.00	15,000.00		
Agency Wide-Administration		310,800.00	310,800.00	310,800.00	310,800.00		
Agency Wide-Fees and Costs		27,000.00	27,000.00	27,000.00	27,000.00		
Agency Wide-Management Improvements		67,600.00	104,200.00	104,200.00	104,200.00		
Agency Wide-Non Dwelling Equipment		113,000.00	50,930.00	70,430.00	72,030.00		
CFP Funds Listed for		\$1,679,168.00	\$1,526,056.00	\$1,444,584.00	\$1,443,924.00		
5-Year planning							
Replacement Housing							
Factor Funds							

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	Co002001	Replace all interior hollow core/bi fold doors	55,125.00	Co002004	Replace carpet in elderly units
		Replace 20% stoves/refrigerators	0.00		Replace window covers
		Replace bathroom accessories--towel bars			Replace stoves/refrigerators
		medicine cabinets, shower rods, etc.	0.00		Total for Project Co002004
		Replace all interior/exterior light fixtures	0.00		
Annual		Replace outlets, switches, smoke detectors		Co002005	Replace floor tile
		add smoke detectors to bedrooms	37,200.00		Replace interior doors
					Repair/replace sidewalk, concrete s
		Replace toilets	0.00		Total for Project Co002005
		Lead pipe repairs	3,000.00		
		Timed irrigation systems	0.00	Co002006	Install handrails/guardrails
Statement		Replace 10% of resilient vinyl tile	16,500.00		Replace/repair irrigation systems
		Clean and point brick	0.00		Insulate attics and crawlspaces
		Regrade around buildings for drainage	0.00		Repair/replace sidewalk, concrete s
		Refinish kitchen cabinets	0.00		Replace interior doors/exterior door
		Standardize plumbing	0.00		Standardize plumbing, bathroom fix
		Total for Project Co002001	111,825.00		Patch/paint interiors after repairs
					Refurbish/replace kitchen cabinets
	Co002002	Scattered site sod replacement	10,000.00		Replace floor tile
		Paint exterior stucco	0.00		Clean, point, seal exterior brick
		Replace stove/refrigerators	10,575.00		Install range hoods, grease shields
		Total for Project Co002002	20,575.00		Install bathroom exhaust fans
					Recondition/resod lawns
	Co002003	Replace balcony screen doors	0.00		Replace heat registers
		Replace carpet	4,250.00		Replace weather stripping
		Replace GFI, duplex outlets, switches, etc.	0.00		Total for Project Co002006
		Replace kitchen exhaust fans/grease shield	0.00		
		Replace kitchen cabinets	0.00		
		Replace floor tile	0.00		
		Replace smoke seals on doors	20,900.00		
		Total for Project Co002003	25,150.00		

Capital Funds Program Five Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	Co002008	Concrete repair	4,025.00	Co06P-002-010	Replace exterior doors/locks
		Exterior paint, stucco, gutters	4,500.00		Replace interior doors/bi-folds
		Replace exterior doors, locks, patio doors	2,350.00		Replace kitchen/bathroom plumbing
		Replace interior/bi-fold doors	3,000.00		Paint unit interiors
		Replace interior/exterior light fixtures	6,725.00		Replace kitchen/vanity cabinets
Annual		Upgrade electrical switches, fixtures	5,000.00		Fence and gate repair
		Refinish cabinets and paint interiors	21,150.00		Storage sheds
		Replace kitchen cabinets/counter tops	10,200.00		Landscaping/sod replacement
		Install irrigation systems	15,680.00		Site Lighting
		Parking lot asphalt repair	0.00		Regrade sites for proper drainage
Statement		Regrade sites for drainage/splashblocks	2,000.00		Replace electrical fixtures
		Total for project Co002008	74,630.00		Replace flooring
					Total for Project Co06-P002-010
				Co06-P002-011	Retrofit for hearing/visual impaired
	Co002009	Paint unit interiors	0.00		Paint unit interiors
		Replace floor covering	0.00		Replace floor coverings
		Fence and gate repair	0.00		Replace door hardware
		Sidewalk/concrete repair	0.00		Replace kitchen/bath plumbing fixtu
		Trim trees/shrubs	0.00		Replace bath/shower tile/trim/grout
		Total for Project Co002009	0.00		Replace kitchen countertops
					Replace unit door locks
					Replace window covering
					Replace corridor floor covering
					Refurbish windows
					Replace smoke alarms
					Total for Project Co06-P002-011
		TOTAL CFP ESTIMATED COST			

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	Co06-P002-023	Install irrigation systems	0.00	Agency Wide	Admin Salaries/Benefits
		Replace/install smoke detectors	0.00		Planning & Develop Salaries/Benefi
		Paint unit interiors	0.00		Other Administration
		Replace floor covering	0.00		Engineering
		Repair/replace cabinets, vanities, countertops	0.00		Plan, spec printing, etc.
Annual		Replace roofing	0.00		
		Total for Project Co06-P002-023	0.00		Resident Development Coordinator
					Resident Initiative Coordinator
					Benefits
					Security for Sangre de Cristo Apts.
Statement	Co06-P002-025	Replace/install smoke detectors	0.00		Resident & staff training
		Recondition/resod lawns	0.00		
		Install irrigation systems	0.00		Vehicle replacement
		Plant trees	0.00		Laser Jet Printers
		Paint wooden porch columns	0.00		Desks
		Replace interior doors	0.00		Paper handling equipment
		Paint unit interiors	3,285.00		High speed printer
		Replace storm doors	0.00		Handheld computers for inspectors
		Total for Project Co06-P002-025	3,285.00		Scanner
					Operating System Upgrade
					PC software upgrade
					Data processing software
	Co06-P002-027	Replace interior doors	0.00		Replacement of computer equipmei
		Paint unit interiors	1,400.00		Main frame hardware replacement
		Paint unit exteriors	4,400.00		Replacement of office furniture
		Replace storm doors	0.00		Replacement of maintenance equip
		Total for Project Co06-P002-027	5,800.00		
					Appliance Replacement
		TOTAL CFP ESTIMATED COST			

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	Co002001	Replace all interior hollow core/bi fold doors	55,125.00	Co002004	Replace carpet in elderly units
		Replace 20% stoves/refrigerators	0.00		Improve drainage at Portland site
		Replace bathroom accessories--towel bars			Replace stoves/refrigerators
		medicine cabinets, shower rods, etc.	0.00		Total for Project Co002004
		Replace all interior/exterior light fixtures	0.00	Co002005	Replace interior doors
Annual		Replace outlets, switches, smoke detectors			Replace floor tile
		add smoke detectors to bedrooms	0.00		Repair/replace sidewalk, concrete s
		Replace toilets	0.00		Total for Project Co002005
		Lead pipe repairs	3,000.00		
		Timed irrigation systems	0.00	Co002006	Install handrails/guardrails
Statement		Replace 10% of resilient vinyl tile	16,500.00		Replace/repair irrigation systems
		Clean and point brick	0.00		Insulate attics and crawlspaces
		Regrade around buildings for drainage	0.00		Repair/replace sidewalk, concrete s
		Refinish kitchen cabinets	0.00		Replace interior doors
		Standardize plumbing	0.00		Standardize plumbing, bathroom fix
		Total for Project Co002001	74,625.00		Patch/paint interiors after repairs
					Refurbish/replace kitchen cabinets
	Co002002	Scattered site sod replacement	10,000.00		Replace floor tile
		Install exterior sewer cleanouts	15,000.00		Clean, point, seal exterior brick
		Replace stove/refrigerators	10,575.00		Install range hoods, grease shields
		Total for Project Co002002	35,575.00		Install bathroom exhaust fans
					Recondition/resod lawns
	Co002003	Replace balcony screen doors	10,200.00		Replace heat registers
		Replace carpet	4,250.00		Replace weather stripping
		Replace GFI, duplex outlets, switches, etc.	26,775.00		Total for Project Co002006
		Replace kitchen exhaust fans/grease shield	27,850.00		
		Replace kitchen cabinets			
		Replace floor tile	0.00		
		Replace smoke seals on doors	0.00		
		Total for Project Co002003	69,075.00		

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	Co002008	Concrete repair	16,100.00	Co06P-002-010	Replace exterior doors/locks
		Exterior paint, stucco, gutters	18,000.00		Replace interior doors/bi-folds
		Replace exterior doors, locks, patio doors	9,400.00		Replace kitchen/bathroom plumbing
		Replace interior/bi-fold doors	12,000.00		Paint unit interiors
		Replace interior/exterior light fixtures	20,175.00		Replace kitchen/vanity cabinets
Annual		Upgrade electrical switches, fixtures	50,791.00		Fence and gate repair
		Refinish cabinets and paint interiors	63,450.00		Storage sheds
		Replace kitchen cabinets/counter tops	120,378.00		Landscaping/sod replacement
		Install irrigation systems	62,720.00		Site Lighting
		Parking lot asphalt repair	5,800.00		Regrade sites for proper drainage
Statement		Regrade sites for drainage/splashblocks	8,000.00		Replace electrical fixtures
		General Renovations	18,000.00		Replace flooring
		Total for Project Co002008	404,814.00		Total for Project Co06-P002-010
	Co002009	Paint unit interiors	0.00	Co06-P002-011	Retrofit for hearing/visual impaired
		Replace floor covering	0.00		Paint unit interiors
		Fence and gate repair	0.00		Replace floor coverings
		Sidewalk/concrete repair	0.00		Replace door hardware
		Trim trees/shrubs	0.00		Replace kitchen/bath plumbing fixtu
		Total for Project Co002009	0.00		Replace bath/shower tile/trim/grout
					Replace kitchen countertops
					Replace unit door locks
					Replace window covering
					Replace corridor floor covering
					Refurbish windows
					Replace smoke alarms
					Total for Project Co06-P002-011
		TOTAL CFP ESTIMATED COST			

Capital Funds Program Five Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	Co06-P002-014	Install additional light fixture in dressing area	2,400.00	Co06-P002-017	Replace floor tile
		Refinish kitchen/community room cabinets	0.00		Replace kitchen and vanities
		Paint unit interiors	0.00		Paint unit interiors
		Replace kitchen/bath countertops	0.00		Replace light fixtures
		Replace flooring	7,150.00		Total for Project Co06-P002-017
Annual		Replace window covers/rods	9,000.00		
		Replace interior/closet doors	0.00		
		Replace bathroom sink/toilet/faucets	0.00	Co06-P002-018	Replace bathroom fixtures
		Install grab bar	0.00		Replace refrigerators/stoves
		Replace accessible unit kitchen cabinets	0.00		Replace interior doors/hardware
Statement		Replace bath light fixtures	0.00		Install bathroom exhaust fans
		Replace standing seam metal roof	0.00		Install range hoods/grease shields
		Replace hallway, community room flooring	0.00		Replace light fixtures
		Replace smoke detectors	0.00		Install GFI, replace smoke detector
		Total for Project Co06P-002-014	18,550.00		Paint unit interiors
					Replace tile
					Replace garage doors
	Co06-P002-015	Replace interior light fixtures	3,275.00		Install sewer cleanouts
		Replace bath lavatories and faucets	3,205.00		Recondition sod/landscaping
		General Renovations	3,000.00		Modify units for handicap accessibil
		Flooring replacement	3,000.00		Total for Project Co06-P002-018
		Install sewer cleanouts	0.00		
		Paint unit interiors	4,320.00		
		Recondition landscaping/sod	1,500.00		
		Total for Project Co06-P002-015	18,300.00		

Capital Funds Program Five Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	Co06-P002-023	Install irrigation systems	4,200.00	Agency Wide	Admin Salaries/Benefits
		Replace/install smoke detectors	1,200.00		Planning & Develop Salaries/Benefi
		Paint unit interiors	4,300.00		Other Administration
		Replace floor covering	1,350.00		Engineering
		Repair/replace cabinets, vanities, countertops	4,080.00		Plan, spec printing, etc.
Annual		Replace roofing	1,400.00		
		Total for Project Co06-P002-023	16,530.00		Resident Development Coordinator
					Resident Initiative Coordinator
					Benefits
					Security for Sangre de Cristo Apts.
Statement	Co06-P002-025	Replace/install smoke detectors	4,620.00		Resident & staff training
		Recondition/resod lawns	0.00		
		Install irrigation systems	0.00		Vehicle replacement
		Plant trees	0.00		Laser Jet Printers
		Paint wooden porch columns	0.00		Desks
		Replace interior doors	0.00		Paper handling equipment
		Paint unit interiors	3,285.00		High speed printer
		Replace storm doors	0.00		Handheld computers for inspectors
		Total for Project Co06-P002-025	7,905.00		Scanner
					Computer
					Plotter
					Upgrade PC software
	Co06-P002-027	Replace interior doors	0.00		Replacement of computer equipmei
		Paint unit interiors	0.00		Upgrade PC operating system
		Paint unit exteriors	0.00		Replacement of office furniture
		Replace storm doors	0.00		Replacement of maintenance equip
		Total for Project Co06-P002-027	0.00		
				Agency Wide	Appliance Replacement

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	Co002001	Replace all interior hollow core/bi fold doors	55,125.00	Co002004	Replace carpet in elderly units
		Replace 20% stoves/refrigerators	0.00		Replace window covers
		Replace bathroom accessories--towel bars			Replace stoves/refrigerators
		medicine cabinets, shower rods, etc.	0.00		Total for Project Co002004
		Replace all interior/exterior light fixtures	74,500.00		
				Co002005	Replace interior doors
Annual		Replace outlets, switches, smoke detectors			Replace floor tile
		add smoke detectors to bedrooms	0.00		Repair/replace sidewalk, concrete s
		Replace toilets	0.00		Total for Project Co002005
		Lead pipe repairs	3,000.00		
		Timed irrigation systems	46,200.00	Co002006	Install handrails/guardrails
		Replace 10% of resilient vinyl tile	16,500.00		Replace/repair irrigation systems
Statement		Clean and point brick	0.00		Insulate attics and crawlspaces
		Regrade around buildings for drainage	20,500.00		Repair/replace sidewalk, concrete s
		Refinish kitchen cabinets	63,600.00		Replace interior doors
		Standardize plumbing	11,000.00		Standardize plumbing, bathroom fix
		Total for Project Co002001	290,425.00		Patch/paint interiors after repairs
					Refurbish/replace kitchen cabinets
	Co002002	Scattered site sod replacement	10,000.00		Replace floor tile
		Paint exterior stucco			Clean, point, seal exterior brick
		Replace stove/refrigerators	10,575.00		Install range hoods, grease shields
		Total for Project Co002002	20,575.00		Install bathroom exhaust fans
					Recondition/resod lawns
	Co002003	Replace balcony screen doors	0.00		Replace heat registers
		Replace carpet	4,250.00		Replace weather stripping
		Replace GFI, duplex outlets, switches, etc.	26,775.00		Total for Project Co002006
		Replace kitchen exhaust fans/grease shield	0.00		
		Replace kitchen cabinets	0.00		
		Replace floor tile	0.00		
		Replace smoke seals on doors	0.00		
		Total for Project Co002003	31,025.00		

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	Co002008	Concrete repair	0.00	Co06P-002-010	Replace exterior doors/locks
		Exterior paint, stucco, gutters	0.00		Replace interior doors/bi-folds
		Replace exterior doors, locks, patio doors	0.00		Replace kitchen/bathroom plumbing
		Replace interior/bi-fold doors	0.00		Paint unit interiors
		Replace interior/exterior light fixtures	0.00		Replace kitchen/vanity cabinets
Annual		Upgrade electrical switches, fixtures	0.00		Fence and gate repair
		Refinish cabinets and paint interiors	0.00		Storage sheds
		Replace kitchen cabinets/counter tops	0.00		Landscaping/sod replacement
		Install irrigation systems	0.00		Site Lighting
		Parking lot asphalt repair	0.00		Regrade sites for proper drainage
		Regrade sites for drainage/splashblocks	0.00		Replace electrical fixtures
Statement		Total for project Co002008	0.00		Replace flooring
					Total for Project Co06-P002-010
	Co002009	Paint unit interiors	18,000.00		
		Replace floor covering	18,400.00	Co06-P002-011	Retrofit for hearing/visual impaired
		Fence and gate repair	1,700.00		Paint unit interiors
		Sidewalk/concrete repair	1,200.00		Replace floor coverings
		Trim trees/shrubs	2,000.00		Replace door hardware
		Total for Project Co002009	41,300.00		Replace kitchen/bath plumbing fixtu
					Replace bath/shower tile/trim/grout
					Replace kitchen countertops
					Replace unit door locks
					Replace window covering
					Replace corridor floor covering
					Refurbish windows
					Replace smoke alarms
					Total for Project Co06-P002-011
		TOTAL CFP ESTIMATED COST			

Capital Funds Program Five Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	Co06-P002-014	Install additional light fixture in dressing area	2,400.00	Co06-P002-017	Replace floor tile
		Refinish kitchen/community room cabinets	0.00		Replace kitchen and vanities
		Paint unit interiors	0.00		Paint unit interiors
		Replace kitchen/bath countertops	11,800.00		Replace light fixtures
		Replace flooring	7,150.00		Total for Project Co06-P002-017
Annual		Replace window covers/rods	9,000.00		
		Replace interior/closet doors	0.00		
		Replace bathroom sink/toilet/faucets	0.00	Co06-P002-018	Replace bathroom fixtures
		Install grab bar	0.00		Replace refrigerators/stoves
		Replace accessible unit kitchen cabinets	0.00		Replace interior doors/hardware
		Replace bath light fixtures	0.00		Install bathroom exhaust fans
Statement		Replace standing seam metal roof	76,000.00		Install range hoods/grease shields
		Replace hallway, community room flooring	0.00		Replace light fixtures
		Replace smoke detectors	0.00		Install GFI, replace smoke detector
		Total for Project Co06P-002-014	106,350.00		Paint unit interiors
					Replace tile
					Replace garage doors
	Co06-P002-015	Replace interior light fixtures	3,275.00		Install sewer cleanouts
		Replace bath lavatories and faucets	3,205.00		Recondition sod/landscaping
		General Renovations	3,000.00		Modify units for handicap accessibil
		Flooring replacement	3,000.00		Total for Project Co06-P002-018
		Make one unit handicap accessible	15,075.00		
		Paint unit interiors	4,320.00		
		Recondition landscaping/sod	1,500.00		
		Total for Project Co06-P002-015	33,375.00		

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	Co06-P002-023	Install irrigation systems	0.00	Agency Wide	Admin Salaries/Benefits
		Replace/install smoke detectors	0.00		Planning & Develop Salaries/Benefi
		Paint unit interiors	0.00		Other Administration
		Replace floor covering	0.00		Engineering
		Repair/replace cabinets, vanities, countertops	0.00		Plan, spec printing, etc.
Annual		Replace roofing	0.00		
		Total for Project Co06-P002-023	0.00		Resident Development Coordinator
					Resident Initiative Coordinator
					Benefits
					Security for Sangre de Cristo Apts.
	Co06-P002-025	Replace/install smoke detectors	0.00		Resident & staff training
Statement		Recondition/resod lawns	0.00		
		Install irrigation systems	0.00		Vehicle replacement
		Plant trees	0.00		Laser Jet Printers
		Paint wooden porch columns	0.00		Desks
		Replace interior doors	0.00		Paper handling equipment
		Paint unit interiors	3,285.00		High speed printer
		Replace storm doors	0.00		Handheld computers for inspectors
		Total for Project Co06-P002-025	3,285.00		Scanner
					PC software upgrade
					Electronic friendly storage cabinets
					Photo copier/printer, Accounting
	Co06-P002-027	Replace interior doors	0.00		Replacement of computer equipmei
		Paint unit interiors	0.00		PC Operating system upgrade
		Paint unit exteriors	0.00		Replacement of office furniture
		Replace storm doors	0.00		Replacement of maintenance equip
		Total for Project Co06-P002-027	0.00		
				Agency Wide	Appliance Replacement

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	Co002001	Replace all interior hollow core/bi fold doors	55,125.00	Co002004	Replace carpet in elderly units
		Replace 20% stoves/refrigerators	48,000.00		Replace window covers
		Replace bathroom accessories--towel bars			Replace stoves/refrigerators
		medicine cabinets, shower rods, etc.	0.00		Total for Project Co002004
		Replace all interior/exterior light fixtures	0.00		
				Co002005	Replace interior doors
Annual		Replace outlets, switches, smoke detectors			Replace floor tile
		add smoke detectors to bedrooms	0.00		Repair/replace sidewalk, concrete s
		Replace toilets	0.00		Total for Project Co002005
		Lead pipe repairs	3,000.00		
		Timed irrigation systems	0.00	Co002006	Install handrails/guardrails
		Replace 10% of resilient vinyl tile	16,500.00		Replace/repair irrigation systems
Statement		Clean and point brick	154,400.00		Insulate attics and crawlspaces
		Regrade around buildings for drainage	0.00		Repair/replace sidewalk, concrete s
		Refinish kitchen cabinets	0.00		Replace interior doors
		Standardize plumbing	0.00		Standardize plumbing, bathroom fix
		Total for Project Co002001	277,025.00		Patch/paint interiors after repairs
					Refurbish/replace kitchen cabinets
	Co002002	Scattered site sod replacement	10,000.00		Replace floor tile
		Paint exterior stucco	0.00		Clean, point, seal exterior brick
		Replace stove/refrigerators	10,575.00		Install range hoods, grease shields
		Total for Project Co002002	20,575.00		Install bathroom exhaust fans
					Recondition/resod lawns
	Co002003	Replace balcony screen doors			Replace heat registers
		Replace carpet	4,250.00		Replace weather stripping
		Replace GFI, duplex outlets, switches, etc.	26,775.00		Total for Project Co002006
		Replace kitchen exhaust fans/grease shield	0.00		
		Replace kitchen cabinets	0.00		
		Replace floor tile	0.00		
		Replace smoke seals on doors	0.00		
		Total for Project Co002003	31,025.00		

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	Co002008	Concrete repair	0.00	Co06P-002-010	Replace exterior doors/locks
		Exterior paint, stucco, gutters	0.00		Replace interior doors/bi-folds
		Replace exterior doors, locks, patio doors	0.00		Replace kitchen/bathroom plumbing
		Replace interior/bi-fold doors	0.00		Paint unit interiors
		Replace interior/exterior light fixtures	0.00		Replace kitchen/vanity cabinets
Annual		Upgrade electrical switches, fixtures	0.00		Fence and gate repair
		Refinish cabinets and paint interiors	0.00		Storage sheds
		Replace kitchen cabinets/counter tops	0.00		Landscaping/sod replacement
		Install irrigation systems	0.00		Site Lighting
		Parking lot asphalt repair	0.00		Regrade sites for proper drainage
		Regrade sites for drainage/splashblocks	0.00		Replace electrical fixtures
Statement		Total for project Co002008	0.00		Replace flooring
					Total for Project Co06-P002-010
	Co002009	Paint unit interiors	0.00	Co06-P002-011	Retrofit for hearing/visual impaired
		Replace floor covering	0.00		Paint unit interiors
		Fence and gate repair	0.00		Replace floor coverings
		Sidewalk/concrete repair	0.00		Replace door hardware
		Trim trees/shrubs	0.00		Replace kitchen/bath plumbing fixtu
		Total for Project Co002009	0.00		Replace bath/shower tile/trim/grout
					Replace kitchen countertops
					Replace unit door locks
					Replace window covering
					Replace corridor floor covering
					Refurbish windows
					Replace smoke alarms
					Paint building exterior
		TOTAL CFP ESTIMATED COST			

Capital Funds Program Five Year Action Plan Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	Co06-P002-023	Install irrigation systems	0.00	Agency Wide	Admin Salaries/Benefits
		Replace/install smoke detectors	0.00		Planning & Develop Salaries/Benefi
		Paint unit interiors	0.00		Other Administration
		Replace floor covering	0.00		Engineering
		Repair/replace cabinets, vanities, countertops	0.00		Plan, spec printing, etc.
Annual		Replace roofing	0.00		
		Total for Project Co06-P002-023	0.00		Resident Development Coordinator
					Resident Initiative Coordinator
					Benefits
					Security for Sangre de Cristo Apts.
	Co06-P002-025	Replace/install smoke detectors	0.00		Resident & staff training
Statement		Recondition/resod lawns	2,000.00		
		Install irrigation systems	15,000.00		Vehicle replacement
		Plant trees	400.00		Laser Jet Printers
		Paint wooden porch columns	0.00		Desks
		Replace interior doors	4,950.00		Paper handling equipment
		Paint unit interiors	3,285.00		High speed printer
		Replace storm doors	5,000.00		Handheld computers for inspectors
		Total for Project Co06-P002-025	30,635.00		PC software upgrade
					PC Operating System upgrade
					Plotter
					Photo copier
	Co06-P002-027	Replace interior doors	0.00		Replacement of computer equipmei
		Paint unit interiors	0.00		Replacement of printers
		Paint unit exteriors	0.00		Replacement of office furniture
		Replace storm doors	5,000.00		Replacement of maintenance equip
		Total for Project Co06-P002-027	5,000.00		
				Agency Wide	Appliance Replacement
		TOTAL CFP ESTIMATED COST			

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: co002j01

Annual Statement /Performance and Evaluation Report		
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary		
PHA Name: Housing Authority of the City of Pueblo	Grant Type and Number: Capital Fund Program No: CO06P00250104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004

Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending **9/30/04**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	145,487.00		0.00	0.00
3	1408 Management Improvements	56,700.00		0.00	0.00
4	1410 Administration	181,270.00		0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	32,400.00		0.00	0.00
10	1460 Dwelling Structures	874,515.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	15,000.00		0.00	0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	54,500.00		0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	70,000.00		0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$1,454,872.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Administration							
	Administration of the Capital Funds Grant							
	Program includes time spent by members of the							
	Accounting Dept., Director of Special Projects,							
	Executive Director and Assistant Executive							
	Director							
	Estimated prorated salaries for these positions	1410		43,940.00				
	Benefits			29,290.00				
	Sundry administrative expenses such as							
	telephone, office supplies, Fidelity Bond, etc.	1410		8,000.00				
	In house Architectural staff salaries							
	Architect, two Draftsmen, Technical Support	1410		71,480.00				
	Benefits	1410		28,560.00				
	Total Administration			181,270.00				
	Fees and Costs							
	Contract engineering costs, sundry costs such as							
	printing, computer supplies, computer	1430		25,000.00				

**Annual Statement/Performance and Evaluation Report and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Agency Wide	Management Improvements							
	In response to HUD's directive to Housing Authorities regarding resident participation, the Housing Authority has two positions that are responsible for the empowerment of our employees. These positions are:							
	Resident Development Coordinator, responsible for the Community Work Responsibility Program	1408		15,000.00				
	Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	1408		13,000.00				
	Benefits, 40%	1408		11,200.00				
	To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	1408		5,000.00				
	Page total			44,200.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	To continue the HACP emphasis on resident empowerment the resident training program plans to contract with Pueblo employers to place several residents in regular jobs.	1408		5,000.00				
	In response to requirement of QHWRA, the following Plans, Studies and Upgrades will be completed using consulting services: Conversion Analysis Study, Agency Plan Updates, Homeownership Feasibility Study & Plan, Maintenance & Facility Plan, Market Analysis to Establish Flat Rent, Strategic Planning	1408		1,000.00				
	Training for staff to meet requirements of QHWRA including: New Policies, PHAS/New Regulations/Uniform Inspections.	1408		1,500.00				
	Contract electronic archiving of blue prints and building specifications	1408		5,000.00				
	Page total			12,500.00				
	Total Management Improvements			\$56,700.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Non Dwelling Equipment							
	Continuing replacement of aging computer equipment t and software update, especially implementation of new HUD requirements. This is a continuation of prior years Capital Funds Grants Five Year Plan.	1475		25,000.00				
	Continuing replacement of aging maintenance and housing management vehicles. This is a continuation of Five Year Plan.	1475		20,000.00				
	Handheld computers	1475		5,000.00				
	Continuing replacement of aging maintenance equipment. This is a continuation of the of 5 Yr. Plan	1475		2,500.00				
	Continuing replacement of aging office furnishings. This is a continuation of the Five Year Plan.	1475		2,000.00				
	Total Non Dwelling Equipment			54,500.00				
	Replacement of refrigerators and stoves	1465		15,000.00				
	Total Dwelling Equipment			15,000.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO002003	EMERGENCY							
	Dwelling Structures:							
	Replacement of sewer vent lines throughout the building. Includes asbestos removal, wall repair, replacement of kitchen cabinets	1460		300,000.00				
	Replace carpet	1460		4,250.00				
	Replace GFI, duplex outlets, switches, e	1460		26,775.00				
	Replace smoke seals on doors	1460		20,900.00				
	Total Dwelling Structures:			351,925.00				
	Relocation during sewer vent line repairs	1495		70,000.00				
	Total Relocation:			70,000.00				
	Total CO002003			\$421,925.00				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO002008	Site Improvements:							
	Total Site Improvements:			0.00				
	Dwelling Structures:							
	Replace interior doors			5,000.00				
	Standardize plumbing, bathroom fixtures.			5,000.00				
	Patch/paint interiors after repairs			5,000.00				
	Replace floor tile			5,000.00				
	Total Dwelling Structures:			20,000.00				
	Total CO002008			\$20,000.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO06P002010	Site Improvements:							
	Femce replacement/repair	1450		3,650.00				
	Landscaping and sod replacement	1450		5,525.00				
	Install site lighting	1450		3,500.00				
	Regrade sites for better drainage	1450		3,000.00				
	Total Site Improvements:			15,675.00				
	Dwelling Structures:							
	Replace interior and by fold doors	1460		3,300.00				
	Replace receptacles, switches, smoke detectors, add additional smoke detectors, install GFI's	1460		9,600.00				
	Total Dwelling Structures:			12,900.00				
	Total CO06P002010			\$28,575.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002014	Site Improvements:							
		1450						
	Total Site Improvements:			0.00				
	Dwelling Structures:							
	Flooring Replacement	1460	3	7,150.00				
	Replace smoke detectors	1460	40	4,000.00				
		1460						
	Total Dwelling Structures:			11,150.00				
	Total CO06P002014			\$11,150.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002018	Site Improvements:							
	Trim and/or replace trees	1450	10	5,000.00				
	Total Site Improvements:			5,000.00				
	Dwelling Structures:							
	Kitchen/bath fixtures, electrical fixtures	1460						
	cabinets/countertops/paint as needed	1460	3	7,913.00				
	Total Dwelling Structures:			7,913.00				
	Total CO06P002018			\$12,913.00				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: co002k01

Annual Statement /Performance and Evaluation Report 12/30/2004
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Pueblo	Grant Type and Number: Capital Fund Program No: Co06P002501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending **9/30/2004**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	121,854.00	121,854.00	121,854.00	121,854.00
3	1408 Management Improvements	59,200.00	30,320.10	19,369.99	18,037.28
4	1410 Administration	181,270.00	144,866.02	144,866.02	144,866.02
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000.00	15,000.00	15,000.00	12,607.58
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000.00	96,060.00	18,535.00	18,535.00
10	1460 Dwelling Structures	765,026.00	785,116.17	645,238.77	560,589.24
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	72,400.00	61,533.71	61,533.71	24,533.71
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$1,254,750.00	\$1,254,750.00	\$1,026,397.49	\$901,022.83
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

12/30/2004

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06P002501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Administration							
	Administration of the Comprehensive Grant							
	Program includes time spent by members of the							
	Accounting Dept., Director of Special Projects,							
	Executive Director and Assistant Executive							
	Director							
	Estimated prorated salaries for these positions	1410		43,940.00	43,940.00	43,940.00	35,601.55	
	Benefits			29,290.00	29,290.00	29,290.00	15,935.03	
	Sundry administrative expenses such as							
	telephone, office supplies, Fidelity Bond, etc.	1410		8,000.00	8,000.00	8,000.00	973.73	
	In house Architectural staff salaries							
	Architect, two Draftsmen, Technical Support	1410		71,480.00	71,480.00	71,480.00	63,743.44	
	Benefits	1410		28,560.00	28,560.00	28,560.00	28,612.27	
	Total Administration			181,270.00	181,270.00	181,270.00	144,866.02	
	Fees and Costs							
	Contract engineering costs, sundry costs such as							
	printing, computer supplies, computer	1430		25,000.00	15,000.00	15,000.00	12,607.58	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

12/30/2004

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06P002501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA	Management Improvements							
Wide								
	In response to HUD's directive to Housing Authorities regarding resident participation, the Housing Authority has two positions that are responsible for the empowerment of our employees. These positions are:							
	Resident Development Coordinator, responsible for the Community Work Responsibility Program	1408		15,000.00	15,000.00	15,000.00	13,667.29	
	Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	1408		13,000.00	13,000.00			
	Benefits, 40%	1408		11,200.00	11,200.00			
	To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	1408		5,000.00	0.00			

**Annual Statement/Performance and Evaluation Report and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06P002501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	To continue the HACP emphasis on							
	resident empowerment the resident							
	training program plans to contract with							
	Pueblo employers to place several residents	1408		5,000.00	0.00			
	in regular jobs.							
	In response to requirement of QHWRA, the following							
	Plans, Studies and Upgrades will be completed							
	using consulting services: Conversion Analysis							
	Study, Agency Plan Updates, Homeownership							
	Feasibility Study & Plan, Maintenance & Facility							
	Plan, Market Analysis to Establish Flat Rent,							
	Strategic Planning	1408		5,000.00	5,000.00			
	Training for staff to meet requirements of QHWRA							
	including: New Policies, PHAS/New Regulations/ Uniform Inspections.	1408		5,000.00	5,000.00	4,369.99	4,369.99	
	Total Management Improvements			59,200.00	49,200.00	19,369.99	18,037.28	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

12/30/2004

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06P002501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Non Dwelling Equipment							
	Continuing replacement of aging computer equipment t and software update, especially implementation of new HUD requirements.							
	This is a continuation of prior years Comp Grants Five Year Plan.	1475		25,000.00	25,000.00	25,000.00		
	Continuing replacement of aging maintenance and housing management vehicles. This is a continuation of Five Year Plan.	1475		30,000.00	19,282.54	19,282.54	19,282.54	
	Occupany Dept: 3 printers, 2 typewriters for preparation of leases and documents	1475		1,400.00	0.00			
	Management office: equipment & furniture	1475		12,000.00	12,000.00	12,000.00		
	Continuing replacement of aging maintenance equipment. This is a continuation of the of 5 Y	1475		2,000.00	5,251.17	5,251.17	5,251.17	
	Continuing replacement of aging office furnishings. This is a continuation of the Five Year Plan.	1475		2,000.00	0.00			
	Total Non Dwelling Equipment			72,400.00	61,533.71	61,533.71	24,533.71	
	Total Dwelling Equipment	1465			2,778.00	2,778.00	2,778.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

12/30/2004

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06P002501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO002002	Site:							
	Scattered site sod replacement	1450		5,000.00	350.00	350.00	350.00	
	Tree Trimming	1450			400.00	400.00	400.00	
	<i>Total Site</i>			5,000.00	750.00	750.00	750.00	
	Dwelling Units:							
	Flooring Replacement	1460			525.00	525.00	525.00	
	<i>Total Dwelling Construction</i>			0.00	525.00	525.00	525.00	
	Total CO002002			5,000.00	1,275.00	1,275.00	1,275.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

12/30/2004

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06P002501-03 Replacement Housing Factor Grant No:						Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO002003	Site:							
	Tree Trimming				980.00	980.00	980.00	
	<i>Total Site</i>			0.00	980.00	980.00	980.00	
	Dwelling Units:							
	Asbestos Removal	1460			51,975.00	51,975.00	51,975.00	
	Flooring Replacement	1460		4,250.00	67,954.20	67,954.20	55,703.31	P&A
	Emergency Sewer Line Repairs				118,629.96	118,629.96	88,250.94	Saccomano
					174,978.00	134,344.97	134,344.97	MacIndoe
					10,475.30	10,475.30	10,475.30	Villager Inn
					3,645.57	3,645.57	3,645.57	New Image
					5,977.91	5,977.91	5,977.91	Misc
					0.00	0.00		Contingency
					25,261.02	25,261.02	25,261.02	Evans Cabinets
	<i>Total Dwelling Construction</i>			4,250.00	458,896.96	418,263.93	375,634.02	
	Total CO002003			4,250.00	459,876.96	419,243.93	376,614.02	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

12/30/2004

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06P002501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002018	Site:							
	Trim and/or replace trees	1450		5,000.00	1,035.00	1,035.00	1,035.00	
		1450						
		1450						
	<i>Total Site</i>			5,000.00	1,035.00	1,035.00	1,035.00	
	Dwelling Units:							
	Kitchen/bath fixtures, electrical fixtures cabinets/countertops/paint as needed	1460		7,913.00	1,334.69	1,334.69	1,334.69	
	Replace flooring	1460		3,000.00	2,818.50	2,818.50	2,818.50	
	Stucco	1460			6,991.00	0.00		
	<i>Total Dwelling Construction</i>			10,913.00	11,144.19	4,153.19	4,153.19	
	Total CO06P002018			15,913.00	12,179.19	5,188.19	5,188.19	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

12/30/2004

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06P002501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002020	Site:							
	Landscaping/sod replacement	1450		3,424.00				
	Trre Trimming	1450			140.00	140.00	140.00	
	Sewer line replacement	1450			2,500.00	2,500.00	2,500.00	
	<i>Total Site</i>			3,424.00	2,640.00	2,640.00	2,640.00	
	Dwelling Units:							
	Kitchen/bath fixtures, electrical fixtures cabinets/countertops/paint as needed	1460		10,000.00	5,146.09	5,146.09	5,146.09	
	Replace interior doors	1460		5,000.00				
	Roof replacement	1460			3,000.00	3,000.00	3,000.00	
	Stucco	1460			55,151.00	0.00		
	Replace flooring	1460		3,500.00	5,534.22	5,534.22	5,534.22	
	Sewer cleanouts	1460		1,900.00				
	<i>Total Dwelling Construction</i>			20,400.00	68,831.31	13,680.31	13,680.31	
	Total CO002020			23,040.00	71,471.31	16,320.31	13,680.31	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

12/30/2004

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06P002501-03 Replacement Housing Factor Grant No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002022	Site:							
	Concrete repairs	1450		1,800.00	0.00			
		1450						
		1450						
	<i>Total Site</i>			1,800.00	0.00	0.00	0.00	
	Dwelling Units:							
	Replace exterior doors & locks	1460		1,800.00				
	Replace interior doors & bi-folds	1460		1,000.00	357.09	357.09	357.09	
	Replace flooring	1460		3,213.00	634.00	634.00	634.00	
	Exterior paint	1460		2,000.00				
	<i>Total Dwelling Construction</i>			8,013.00	991.09	991.09	991.09	
	Total CO002022			9,813.00	991.09	991.09	991.09	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

12/30/2004

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06P002501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002025	Site:							
	Tree Trimming				200.00	200.00	200.00	
	<i>Total Site</i>			0.00	200.00	200.00	200.00	
	Dwelling Units:							
	Painting	1460			4,444.00	4,444.00	4,444.00	
	Flooring replacement				1,000.00	1,000.00	1,000.00	
	Doors	1460			116.97	116.97	116.97	
	<i>Total Dwelling Construction</i>			0.00	5,560.97	5,560.97	5,560.97	
	Total CO002025			0.00	5,760.97	5,760.97	5,760.97	

Annual Statement /Performance and Evaluation Report

Capital Funds Program (CFP)

Part III: Implementation Schedule

Housing Authority of the City of Pueblo		Capital Fund Program No: Co06P002501-03						2003
Development Number/ Name/HA-Wide Activities		All Funds Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide		30-Sep-05			30-Sep-07			
Co002001	Sangre de Cristo	30-Sep-05			30-Sep-07			
Co002002	Scattered	30-Sep-05			30-Sep-07			
Co002003	Mesa Tower	30-Sep-05			30-Sep-07			
Co002005	Eastwood	30-Sep-05			30-Sep-07			
Co002008	Scattered Sites	30-Sep-05			30-Sep-07			
Co06P002010	Scattered	30-Sep-05			30-Sep-07			
Co06P002011	The Vail	30-Sep-05			30-Sep-07			
Co06P002014	Minnequa Apts.	30-Sep-05			30-Sep-07			
Co06P002015	Scattered Sites	30-Sep-05			30-Sep-07			
Co06P002017	Montezuma	30-Sep-05			30-Sep-07			
Co06P002018	Scattered Sites	30-Sep-05			30-Sep-07			
Co06P002020	Scattered Sites	30-Sep-05			30-Sep-07			
Co06P002022	Scattered Sites	30-Sep-05			30-Sep-07			

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: co002101

Annual Statement /Performance and Evaluation Report	12/30/2004
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary	

PHA Name: Housing Authority of the City of Pueblo	Grant Type and Number: Capital Fund Program No: CO06P00250203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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- Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending **9/30/04**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000.00		0.00	0.00
10	1460 Dwelling Structures	201,261.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$251,261.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: CO06P00250203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO002005	Comprehensive Moderization to include:							
	Closet door framing, doors and hardware							
	Replace floor tile							
	Replace tub, tub surrounds, lavatories, water closets, medicine cabinets, kitchen sinks and disposals and standardize plumbing.							
	Paint all units							
	Refinish kitchen cabinets							
	Install smoke detectors, per code							
	Install GFI's, upgrade electrical panels, replace switches, outlets, etc.							
	Install hose bids, access panels, clean outs.							
	Replace furnaces (as needed)	1460	44	186,261.00				
	Drainage repairs and landscaping	1450	20	50,000.00				
	Temporary moving costs	1460	44	15,000.00				
	Total CO002005			\$251,261.00				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: co002m01

Annual Statement /Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Pueblo	Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: CO06R00250102	Federal FY of Grant: 2002
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number _____
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/04	<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	7,288.00		1,000.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$7,288.00		\$1,000.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: co002n01

**Annual Statement /Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of the City of Pueblo	Grant Type and Number: Capital Fund Program No: Co06-P002-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserved for Disasters/Emergencies Revised Annual Statement/Revision Number __
 Performance and Evaluation Report for Program Year Ending **9/30/2004** Final Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
	1406 Operating Expenses	10,981.00	26,377.00	26,377.00	26,377.00
3	1408 Management Improvements	52,400.00	10,966.86	10,966.86	10,966.86
4	1410 Administration	265,680.00	272,400.12	272,400.12	272,400.12
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000.00	19,151.99	19,151.99	19,151.99
8	1440 Site Acquisition				
9	1450 Site Improvement	80,577.00	20,567.46	20,567.46	20,567.46
10	1460 Dwelling Structures	1,014,636.00	1,149,936.30	1,149,936.30	1,149,936.30
11	1465.1 Dwelling Equipment-Nonexpendable	10,125.00	0.00	0.00	0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	65,600.00	25,599.27	25,599.27	25,599.27
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	1,524,999.00	1,524,999.00	1,524,999.00	1,524,999.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Agency Wide	In response to HUD's directive to Housing Authorities regarding resident participation, the Housing Authority has two positions that are responsible for the empowerment of our residents. These positions are:							
	Resident Development Coordinator, responsible for the Community Work Responsibility Program	1408		0.00	0.00	0.00	0.00	FSS Grant
	Resident Initiatives Coordinator, responsible for resident training, recruitment, Resident Councils and other resident programs.	1408		26,000.00	0.00	0.00	0.00	
	Benefits, 40%	1408		10,400.00	0.00	0.00	0.00	
	To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	1408		0.00				Operating/PILOT
	Cad Training	1408		1,000.00	0.00	0.00	0.00	
	Resident training program	1408		0.00				Program inactive
	Employee training program	1408		15,000.00	10,966.86	10,966.86	10,966.86	
	Management Improvements							
	TOTAL - 2002			52,400.00	10,966.86	10,966.86	10,966.86	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number: Capital Fund Program No: Co06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Agency Wide	Photo copier to maintain good files for review and legal purposes	1475		15,000.00	0.00	0.00	0.00	
	Scanner to transfer printed data to computer storage to include writeable CD's	1475		0.00				Using CD writer
	Pentium computer w/ROM and upgraded Autocad and Landcad programs	1475		0.00				Completed in 2001
	Systematic replacement of aging computer hardware and printers	1475		25,600.00	2,326.00	2,326.00	2,326.00	
	Systematic replacement of office furniture and equipment	1475		0.00				Operations
	Per the Management Improvements Needs Assessment, the HACP is upgrading its computer and software to maintain our high level of performance.							
	Systematic replacement of power equipment such as woodworking, painting, welding, grounds and janitorial equipment.	1475			3,803.27	3,803.27	3,803.27	
	Systematic replacement of vehicles	1475		25,000.00	19,470.00	19,470.00	19,470.00	
	Equipment Total 2002			65,600.00	25,599.27	25,599.27	25,599.27	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06-P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Agency Wide	Prorated Administrative Salaries	1410		25,000.00	72,466.24	72,466.24	72,466.24	
	Prorated Administrative Benefits	1410		10,000.00	23,854.44	23,854.44	23,854.44	
	Planning & Development Salaries	1410		156,200.00	131,561.02	131,561.02	131,561.02	
	Planning & Development Benefits	1410		62,480.00	44,122.44	44,122.44	44,122.44	
	Other Administrative Expenses	1410		12,000.00	395.98	395.98	395.98	
	Administrative Expense Total 2002			\$265,680.00	\$272,400.12	\$272,400.12	\$272,400.12	
Agency Wide	Engineering Fees	1430		20,000.00	3,127.00	3,127.00	3,127.00	
	Other A & E Expenses	1430		5,000.00	16,024.99	16,024.99	16,024.99	
	Fees and Costs Total 2002			\$25,000.00	\$19,151.99	\$19,151.99	\$19,151.99	
Agency Wide	Operations							
	Administration						18,133.20	
	Structures 1460-000						4,106.05	
	Site						548.00	
							4,654.05	
	Architect sundry						125.86	
							27,567.16	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06-P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co002004	Comprehensive Modernization to Include:							
	Closet door framing, doors & hardware							
	Replace all floor tile							
	Replace tub, tub surrounds, lavatories, water closets, medicine cabinets kitchen sinks and disposals and standardize plumbing fixtures							
	Paint all units							
	Refinish cabinets							
	Install new smoke detectors, per code							
	Install GFIs, replace electrical switches, outlets and covers, upgrade electrical panels as needed							
	Install hose bids, access panels, clean outs							
	Replace furnaces							
	Replace washing machine hook ups and dryer hook ups							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06-P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co002005	Recondition/resod lawns	1450		4,000.00	1,050.00	1,050.00	1,050.00	
	Upgrade site lighting at elderly units	1450		0.00				
	Repair/replace sidewalks & steps	1450		0.00				
	Replace floor tile	1460		14,500.00	2,868.00	2,868.00	2,868.00	
	Replace interior doors/hardware	1460		11,431.00	1,938.93	1,938.93	1,938.93	
	Co002005 TOTAL - 2002			29,931.00	5,856.93	5,856.93	5,856.93	
Co002006	Repair concrete at selected units	1450		1,405.00				
	Install handrails in 2 story units	1460		0.00				
	Replace interior doors and hardware	1460		5,000.00	4,609.38	4,609.38	4,609.38	
	Install floor tile (10% of units)	1460		2,908.00	5,153.80	5,153.80	5,153.80	
	Weatherstrip exterior doors	1460		2,625.00				
	Co002006 TOTAL - 2002			11,938.00	9,763.18	9,763.18	9,763.18	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co002008	Concrete repair	1450		1,000.00				
	Tree Trimming	1450			600.00	600.00	600.00	
	General Renovation	1460		4,500.00				
	Flooring replacement	1460		10,000.00	9,043.00	9,043.00	9,043.00	
	Replace interior doors & hardware	1460		3,000.00				
	Replace kitchen cabinets & countertops	1460		5,000.00	21,157.67	21,157.67	21,157.67	
	Co002008			23,500.00	30,800.67	30,800.67	30,800.67	
	TOTAL - 2002							
Co002009	Upgrade irrigation systems	1450		1,500.00	5,000.00	5,000.00	5,000.00	
	Landscaping	1450		3,000.00	1,300.00	1,300.00	1,300.00	
	Concrete repair/replacement	1450		1,000.00				
	Window Replacement	1460			3,124.00	3,124.00	3,124.00	
	Co002009			5,500.00	9,424.00	9,424.00	9,424.00	
	TOTAL - 2002							

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002010	Replace interior hollowcore and							
	bi fold doors	1460		3,300.00	8,127.93	8,127.93	8,127.93	
	Flooring Replacement	1460			5,677.00	5,677.00	5,677.00	
	Fence repair/replacement	1450		3,650.00				
	Landscaping and sod replacement	1450		5,525.00	1,575.00	1,575.00	1,575.00	
	Site lighting	1450		0.00				
	Regrade sites for proper drainage	1450		3,000.00				
	Co06P002010 TOTAL - 2002			15,475.00	15,379.93	15,379.93	15,379.93	
Co06P002011	Retrofit units for hearing/vision impaired	1460		1,000.00				
	Repaint unit interiors	1460		14,500.00				
	Flooring replacement	1460		5,000.00	1,423.45	1,423.45	1,423.45	
	Replace window coverings	1460		36,000.00				
	Repair window sashes	1460		25,000.00	29,477.49	29,477.49	29,477.49	
	Co06P002011 TOTAL - 2002			81,500.00	30,900.94	30,900.94	30,900.94	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002014	Repaint unit interiors	1460		18,600.00	115.78	115.78	115.78	
					2,248.48	2,248.48	2,248.48	
	Replace flooring	1460		7,150.00	10,996.28	10,996.28	10,996.28	
	Replace window coverings	1460		18,000.00	1,181.10	1,181.10	1,181.10	
	Paint stairwells	1460		0.00				
	Co06P002014 TOTAL - 2002			43,750.00	14,541.64	14,541.64	14,541.64	
Co06P002015	Replace bath lavatories and faucets	1460		3,205.00				
	Replace interior light fixtures	1460		0.00				
	General Renovations	1460		7,320.00	2,039.20	2,040.20	2,040.20	
	Flooring replacement	1460		5,000.00				
	Install sewer cleanouts	1460		4,320.00				
	Co06P002014 TOTAL - 2002			19,845.00	2,039.20	2,040.20	2,040.20	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002017	Flooring replacement	1460		5,000.00	7,820.00	7,820.00	7,820.00	
	Replace kitchen cabinets and vanities (20%)	1460		3,000.00	5,169.08	5,169.08	5,169.08	
	Paint unit interiors	1460		0.00				
	Replace interior light fixtures (20%)	1460		1,400.00				
	Tree Trimming	1450			225.00	225.00	225.00	
	Co06P002017 TOTAL - 2002			9,400.00	13,214.08	13,214.08	13,214.08	
Co06P002018	Replace bathroom fixtures, medicine cabinets, repair/replace tile	1460		2,500.00	1,617.50	1,617.50	1,617.50	
	Replace all interior doors/hardware	1460		7,913.00	12,756.16	12,756.16	12,756.16	
	Trim/replace trees, other landscaping	1450		5,000.00	2,200.00	2,200.00	2,200.00	
	Replace refrigerators/ranges	1465		3,375.00				
	Co06P002018 TOTAL - 2002			18,788.00	16,573.66	16,573.66	16,573.66	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Pueblo		Grant Type and Number: Capital Fund Program No: Co06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Co06P002022	Repair/replace concrete	1450		1,800.00				
	Replace entry doors	1460		1,800.00				
	Replace interior doors	1460		1,000.00	482.56	482.56	482.56	
	Replace flooring	1460		5,000.00	3,648.50	3,648.50	3,648.50	
	Exterior painting	1460		2,000.00				
	Co06P002022 TOTAL - 2002			11,600.00	4,131.06	4,131.06	4,131.06	
Co06P002023	No work planned for this year	1460			238.00	238.00	238.00	
Co06P002025	Exterior painting	1460		2,500.00				
	Fence	1450			1,825.00	1,826.00	1,826.00	
	Co06P002025 TOTAL - 2002			2,500.00	1,825.00	1,826.00	1,826.00	
Co06P002027	Replace 10% interior doors	1460		1,200.00				
	Exterior painting	1460		4,400.00				
	Co06P002027 TOTAL - 2002			5,600.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Pueblo			Grant Type and Number: Capital Fund Program No: Co06-P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates			
	Original	Revised	Actual	Original	Revised	Actual				
Agency Wide	9/30/2003	6/30/2004	9/30/2004	9/30/2003	6/30/2005	9/30/2004				
Co002001	9/30/2003	6/30/2004	9/30/2004	9/30/2003	6/30/2005	9/30/2004				
Co002002	9/30/2003	6/30/2004	9/30/2004	9/30/2003	6/30/2005	9/30/2004				
Co002003	9/30/2003	6/30/2004	9/30/2004	9/30/2003	6/30/2005	9/30/2004				
Co002004	6/30/2002	6/30/2004	9/30/2004	6/30/2003	6/30/2005	9/30/2004				
Co002005	9/30/2003	6/30/2004	9/30/2004	9/30/2003	6/30/2005	9/30/2004				
Co002006	6/30/2002	6/30/2004	9/30/2004		6/30/2005	9/30/2004				
Co002008	9/30/2003	6/30/2004	9/30/2004	9/30/2003	6/30/2005	9/30/2004				
Co002009	9/30/2003	6/30/2004	9/30/2004	9/30/2003	6/30/2005	9/30/2004				
Co06P002010	9/30/2003	6/30/2004	9/30/2004	9/30/2003	6/30/2005	9/30/2004				
Co06P002011	6/30/2002	6/30/2004	9/30/2004	6/30/2002	6/30/2005	9/30/2004				
Co06P002014	6/30/2002	6/30/2004	9/30/2004	6/30/2002	6/30/2005	9/30/2004				
Co06P002015	9/30/2003	6/30/2004	9/30/2004	9/30/2003	6/30/2005	9/30/2004				
Co06P002017	9/30/2003	6/30/2004	9/30/2004	9/30/2003	6/30/2005	9/30/2004				
Co06P002018	9/30/2003	6/30/2004	9/30/2004	9/30/2003	6/30/2005	9/30/2004				
Co06P002020	9/30/2003	6/30/2004	9/30/2004	9/30/2003	6/30/2005	9/30/2004				
Co06P002022	9/30/2003	6/30/2004	9/30/2004	9/30/2003	6/30/2005	9/30/2004				
Co06P002025	6/30/2002	6/30/2002	9/30/2004	6/30/2002	6/30/2005	9/30/2004				
Co06P002027	6/30/2002	6/30/2002	9/30/2004	6/30/2002	6/30/2005	9/30/2004				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: co002o01

Annual Statement /Performance and Evaluation Report		
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary		
PHA Name: Housing Authority of the City of Pueblo	Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: CO06R00250101	Federal FY of Grant: 2001

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number _____
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/04	<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	7,669.00		1,000.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$7,669.00		\$1,000.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: co002p01

Annual Statement /Performance and Evaluation Report		
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary		
PHA Name: Housing Authority of the City of Pueblo	Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: CO06R00250100	Federal FY of Grant: 2000

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number _____
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/04	<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	7,515.00		1,000.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$7,515.00		\$1,000.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: co002q01

**Annual Statement /Performance and Evaluation Report
Capital Fund Program Part I: Summary**

HA Name Housing Authority of the City of Pueblo		Capital Fund Grant Number CO06P00250101		FFY of Grant Approval 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/2004		<input type="checkbox"/> Revised Annual Statement/Revision Number <u> 4 </u> <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	160,799.00	125,000.00	125,000.00	125,000.00
3	1408 Management Improvements	141,880.00	64,455.90	64,455.90	64,455.90
4	1410 Administration	154,968.00	154,968.00	154,968.00	154,968.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	50,000.00	47,229.56	47,229.56	47,229.56
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	143,396.00	72,444.27	72,444.27	72,444.27
10	1460 Dwelling Structures	797,320.00	1,058,561.82	1,058,561.82	1,058,561.82
11	1465.1 Dwelling Equipment-Nonexpendable	10,100.00	6,961.00	6,961.00	6,961.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	73,900.00	78,366.45	78,366.45	78,366.45
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	47,000.00	0.00	0.00	0.00
18	1499 Mod Used for Development	28,624.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$1,607,987.00	\$1,607,987.00	\$1,607,987.00	\$1,607,987.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Energy Conservation	0.00	0.00	0.00	0.00

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP) Part II: Supporting Pages**

HA Name		Capital Fund Grant Number				FFY of Grant Approval
Housing Authority of the City of Pueblo		CO06P00250101				2001
Development Number/ Name HA-Wide Activities HA-Wide	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
	Operations	160,799.00	125,000.00	125,000.00	125,000.00	
	Management Improvements:					
	Resident Development Coordinator	26,000.00	0.00	0.00	0.00	
	Resident Initiatives Coordinator	25,000.00	45,213.35	45,213.35	45,213.35	
	Benefits for above employees	20,400.00	0.00	0.00	0.00	
	Security	15,000.00	0.00	0.00	0.00	
	Resident training	15,000.00	0.00	0.00	0.00	
	Staff training	12,000.00	0.00	0.00	0.00	
	Consulting services	28,480.00	19,242.55	19,242.55	19,242.55	
	Total 1408	141,880.00	64,455.90	64,455.90	64,455.90	
	Administration:					
	Funding for Staff and other admin. costs @ 10% of the annual grant amount	154,968.00	154,968.00	154,968.00	154,968.00	
	Fees and Costs:					
	A & E services @ 7% of the annual grant amount	50,000.00	47,229.56	47,229.56	47,229.56	
	Non Dwelling Equipment:					
	Vehicle replacement	73,900.00	78,366.45	78,366.45	78,366.45	
	Replacement of aging computer equip., (3) printers, (2) typewriters, office furn., furniture for community areas of elderly buildings, replace photo copier					
	Relocation:					
		47,000.00	0.00	0.00	0.00	
Total,	HA - Wide	770,427.00	534,475.81	534,475.81	534,475.81	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

HA Name		Capital Fund Grant Number		FFY of Grant Approval		
Housing Authority of the City of Pueblo		CO06P00250101		2001		
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co002001 Sangre de Cristo Apts.	Site: Concrete repair/replacement, sidewalks, porch stoops and overhangs	16,900.00			0.00	
	Fencing	20,000.00			0.00	
	Tree trimming		1,908.55	1,908.55	1,908.55	
		36,900.00	1,908.55	1,908.55	1,908.55	
	Building Exterior:					
	Splash blocks	2,300.00	-	-	-	
	Foundation repairs (spalling)	4,000.00	-	-	-	
	Brick pointing	10,000.00	-	-	-	
	Paint exterior after pointing	21,000.00	-	-	-	
	Dwelling Units:					
	Standardize plumbing	16,000.00	18,597.36	18,597.36	18,597.36	
	Flooring	0.00	3,583.00	3,583.00	3,583.00	
	53,300.00	22,180.36	22,180.36	22,180.36		
Total, Sangre de	90,200.00	24,088.91	24,088.91	24,088.91		

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP) Part II: Supporting Pages**

HA Name		Capital Fund Grant Number				FFY of Grant Approval
Housing Authority of the City of Pueblo		CO06P00250101				2001
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co002002 Scattered Sites	Site: Fence	0.00	485.00	485.00	485.00	
	Comprehensive modernization moved to Co06P002-501-00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	
Total, Scattered		0.00	485.00	485.00	485.00	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

HA Name		Capital Fund Grant Number				FFY of Grant Approval
Housing Authority of the City of Pueblo		CO06P00250101				2001
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co002003 Mesa Tower	Site: Building Floor replacement					90,117.00 Flooring PO 38,510.70 Will be charged to Cap Fund 1504
		0.00	51,606.30	51,606.30	51,606.30	
Total, Mesa		0.00	51,606.30	51,606.30	103,212.60	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP) Part II: Supporting Pages**

HA Name		Capital Fund Grant Number				FFY of Grant Approval
Housing Authority of the City of Pueblo		CO06P00250101				2001
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co002004 Scattered Site Homes	Site:					
	Fence repair	4,000.00	5,982.94	5,982.94	5,982.94	
		4,000.00	5,982.94	5,982.94	5,982.94	
	Building Exterior:					
	Repoint brick					
	Exterior painting after brick pointing					
	Splash blocks					
	Dwelling Units:					
Continuing replacement of closet & Interior doors	1,000.00	23,605.71	23,605.71	23,605.71		
Plumbing upgrades	0.00	101.15	101.15	101.15		
Flooring replacement	0.00	6,772.00	6,772.00	6,772.00		
	1,000.00	30,478.86	30,478.86	30,478.86		
Dwelling Equipment:						
Replace ranges and refrigerators (5 years)	0.00	0.00	0.00	0.00		
	0.00	0.00	0.00	0.00		
Total, Scattered		5,000.00	36,461.80	36,461.80	36,461.80	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

HA Name		Capital Fund Grant Number				FFY of Grant Approval
Housing Authority of the City of Pueblo		CO06P00250101				2001
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co002005 Eastwood Heights	Site: Fence repair	3,200.00	0.00	0.00	0.00	
			0.00	0.00	0.00	
		3,200.00	0.00	0.00	0.00	
	Building Exterior: Storage sheds	43,000.00	0.00	0.00	0.00	
	Exterior paint	39,000.00	0.00	0.00	0.00	
	Dwelling Units: Furnace replacement	0.00	1,550.00	1,550.00	1,550.00	
	Closet doors	0.00	11,192.10	11,192.10	11,192.10	
	Replace floor tile (5 years)	22,500.00	13,149.56	13,149.56	13,149.56	
		104,500.00	25,891.66	25,891.66	25,891.66	
	Total, Eastwood	107,700.00	25,891.66	25,891.66	25,891.66	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

HA Name **Housing Authority of the City of Pueblo** Capital Fund Grant Number **CO06P00250101** FFY of Grant Approval **2001**

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co002006 Hyde Park	Site: Fence repairs	2,800.00	0.00	0.00	0.00	
	Provide concrete splashblocks	1,600.00	0.00	0.00	0.00	
Homes		4,400.00	0.00	0.00	0.00	
	Building Exterior: Exterior painting Storage sheds	2,500.00	0.00	0.00	0.00	
Dwelling Units:						
	Standardize plumbing	0.00	4,106.96	4,106.96	4,106.96	
	Replace all interior doors and hardware (0.00	1,035.18	1,035.18	1,035.18	
	Replace flooring	0.00	3,290.10	3,290.10	3,290.10	
		2,500.00	8,432.24	8,432.24	8,432.24	
Total, Hyde Park		6,900.00	8,432.24	8,432.24	8,432.24	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

HA Name		Capital Fund Grant Number				FFY of Grant Approval
Housing Authority of the City of Pueblo		CO06P00250101				2001
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co002008 Scattered Sites	Site: Fence repair	13,000.00	6,974.12	6,974.12	6,974.12	Work will be completed in CFP 2001
		13,000.00	6,974.12	6,974.12	6,974.12	
	Building Exterior: Exterior painting Storage sheds	1,500.00	0.00	0.00	0.00	
	Dwelling Units: (Interior renovations) Toilet, sink, tub/surround, lavatories, faucets, electrical receptacles, switches, light fixtures, interior doors, hardware, kitchen] cabinets, countertops, interior paint as needed	10,000.00	25,243.47	25,243.47	25,243.47	
	Flooring replacement	10,000.00	26,549.05	26,549.05	26,549.05	
	Window replacement	5,000.00	0.00	0.00	0.00	
	Furnace replacement	0.00	2,530.00	2,530.00	2,530.00	
		26,500.00	54,322.52	54,322.52	54,322.52	
Total, Scattered Sites	39,500.00	61,296.64	61,296.64	61,296.64		

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

HA Name		Capital Fund Grant Number				FFY of Grant Approval
Housing Authority of the City of Pueblo		CO06P00250101				2001
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co002009 Handicapped	Site:					
	Erosion control	14,000.00	8,380.00	8,380.00	8,380.00	
	Splash blocks	0.00	0.00	0.00	0.00	
	Fence repair	0.00	3,059.00	3,059.00	3,059.00	
	Sprinkler systems	0.00	6,000.00	6,000.00	6,000.00	
		14,000.00	17,439.00	17,439.00	17,439.00	
	Building Exterior:					
Storage sheds	4,500.00	19.93	19.93	19.93		
Electric repair		770.00	770.00	770.00		
	4,500.00	789.93	789.93	789.93		
Total, Handicapped		18,500.00	18,228.93	18,228.93	18,228.93	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

HA Name		Capital Fund Grant Number				FFY of Grant Approval
Housing Authority of the City of Pueblo		CO06P00250101				2001
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co06P002010 Scattered Homes	Site:					
	Splash blocks	500.00	0.00	0.00	0.00	
	Fence repair	5,000.00	8,281.50	8,281.50	8,281.50	
	Sprinkler systems	3,895.00	4,810.00	4,810.00	4,810.00	
		9,395.00	13,091.50	13,091.50	13,091.50	
	Building Exterior:					
	Brick pointing	1,000.00	0.00	0.00	0.00	
	Dwelling Units:					
	Replace interior and bi-fold doors (5 yrs)	3,300.00	5,746.65	5,746.65	5,746.65	
	Replace flooring (5 years)	10,000.00	27,734.02	27,734.02	27,734.02	
	14,300.00	33,480.67	33,480.67	33,480.67		
Total, Scattered		23,695.00	46,572.17	46,572.17	46,572.17	Work will be completed in CFP 2001

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

HA Name		Capital Fund Grant Number				FFY of Grant Approval
Housing Authority of the City of Pueblo		CO06P00250101				2001
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co06P002011 The Vail	Flooring Mechanical and Electrical: After the replacement of the boilers and chiller in 1999, it became apparent that the fan coil units were damaged and need to be replaced. At the same time, the domestic hot water needs to be isolated from the hot water heating system.		10,523.96	10,523.96	10,523.96	
		400,000.00	415,445.38	415,445.38	415,445.38	
		400,000.00	425,969.34	425,969.34	425,969.34	
Total,	The Vail Homes	400,000.00	425,969.34	425,969.34	425,969.34	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

HA Name		Capital Fund Grant Number				FFY of Grant Approval
Housing Authority of the City of Pueblo		CO06P00250101				2001
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co06P002014 Minnequa Apts. Homes	Mechanical and Electrical: To complete the upgrade of the heating system of this project - the domestic hot water must be isolated from the hot water heating system. Interior Common Areas: Hall carpet replacement	100,000.00	330,672.94	330,672.94	330,672.94	Work will be completed in CFP 2001
100,000.00		330,672.94	330,672.94	330,672.94		
0.00		7,150.00	7,150.00	7,150.00		
0.00		7,150.00	7,150.00	7,150.00		
100,000.00		337,822.94	337,822.94	337,822.94		
Total, Minnequa Apts. Homes		100,000.00	337,822.94	337,822.94	337,822.94	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP) Part II: Supporting Pages**

HA Name		Capital Fund Grant Number				FFY of Grant Approval
Housing Authority of the City of Pueblo		CO06P00250101				2001
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co06P002015 Scattered Sites Homes	Site: Fence repair Splash blocks	2,500.00 336.00	2,233.00	2,233.00	2,233.00	Work will be completed in CFP 2001
		2,836.00	2,233.00	2,233.00	2,233.00	
	Building Exterior: Storage sheds Exterior painting	1,900.00	0.00	0.00	0.00	
	Dwelling Units Continuing replacement interior doors	5,000.00	3,604.92	3,604.92	3,604.92	
	Standardize plumbing	5,000.00	1,381.51	1,381.51	1,381.51	
	Flooring replacement	0.00	3,340.00	3,340.00	3,340.00	
		11,900.00	8,326.43	8,326.43	8,326.43	
Total, Scattered Sites		14,736.00	10,559.43	10,559.43	10,559.43	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

HA Name		Capital Fund Grant Number				FFY of Grant Approval
Housing Authority of the City of Pueblo		CO06P00250101				2001
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co06P002017 Montezuma Apartments	Site: Erosion control/concrete replacement	22,000.00	3,370.00	3,370.00	3,370.00	Work will be completed in CFP 2001
		22,000.00	3,370.00	3,370.00	3,370.00	
	Dwelling Units: Closet doors	0.00	9,061.02	9,061.02	9,061.02	
		0.00	9,061.02	9,061.02	9,061.02	
Total,	Montezuma	22,000.00	12,431.02	12,431.02	12,431.02	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

HA Name		Capital Fund Grant Number				FFY of Grant Approval
Housing Authority of the City of Pueblo		CO06P00250101				2001
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co06P002018 Scattered Sites	Site: Fence repair Splash blocks	10,000.00 165.00	1,937.00 0.00	1,937.00 0.00	1,937.00 0.00	Work will be completed in CFP 2001
		10,165.00	1,937.00	1,937.00	1,937.00	
	Dwelling Units: Interior renovations including: light fixtures, toilet, sink, tub/surround, lavatories, faucets, electrical, receptacles, switches, interior doors, hardware, kitchen cabinets and countertops, interior paint as needed after repairs. Replace flooring (5 years)	9,400.00 3,000.00	4,074.20 8,376.75	4,074.20 8,376.75	4,074.20 8,376.75	
		12,400.00	12,450.95	12,450.95	12,450.95	
	Dwelling Equipment: Replace ranges and refrigerators (5 years)	3,400.00	0.00	0.00	0.00	
		3,400.00	0.00	0.00	0.00	
Total, Scattered Sites		25,965.00	14,387.95	14,387.95	14,387.95	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

HA Name		Capital Fund Grant Number				FFY of Grant Approval
Housing Authority of the City of Pueblo		CO06P00250101				2001
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co06P002020 Scattered Sites	Site:					
	Fence repair	14,000.00	19,023.16	19,023.16	19,023.16	
	Splash blocks	7,000.00	0.00	0.00	0.00	
		21,000.00	19,023.16	19,023.16	19,023.16	
	Building Exterior:					
	Exterior painting	15,000.00	0.00	0.00	0.00	
	Storage sheds					
		15,000.00	0.00	0.00	0.00	
	Dwelling Units:					
	Interior renovations including: light fixtures, toilet, sink, tub/surround, lavatories, faucets, electrical, receptacles, switches, interior doors, hardware, kitchen cabinets and countertops, interior paint as needed after repairs.	23,500.00	12,692.28	12,692.28	12,692.28	
Replace flooring (5 years)	13,520.00	16,461.00	16,461.00	16,461.00		
	5,000.00	3,695.00	3,695.00	3,695.00		
		1,706.42	1,706.42	1,706.42		
		1,549.00	1,549.00	1,549.00		
	42,020.00	36,103.70	36,103.70	36,103.70		
Dwelling Equipment:						
Replace ranges and refrigerators (5 years)	6,700.00	3,146.00	3,146.00	3,146.00		
	6,700.00	3,146.00	3,146.00	3,146.00		
Total, Scattered Sites		84,720.00	58,272.86	58,272.86	58,272.86	Work will be completed in CFP 2001

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

HA Name		Capital Fund Grant Number				FFY of Grant Approval
Housing Authority of the City of Pueblo		CO06P00250101				2001
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co06P002022 Scattered Sites	Site: Fence repair	1,000.00	0.00	0.00	0.00	
		1,000.00	0.00	0.00	0.00	
	Building Exterior: Replace roof	0.00	1,634.00	1,634.00	1,634.00	
	Painting	3,600.00	0.00	0.00	0.00	
		3,600.00	1,634.00	1,634.00	1,634.00	
Total, Scattered Sites		4,600.00	1,634.00	1,634.00	1,634.00	Work will be completed in CFP 2001

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

HA Name		Capital Fund Grant Number				FFY of Grant Approval
Housing Authority of the City of Pueblo		CO06P00250101				2001
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co06P002025 Scattered Sites	Site: Fence repair	1,000.00	0.00	0.00	0.00	Work will be completed in CFP 2001
	Splash blocks	500.00	0.00	0.00	0.00	
		1,500.00	0.00	0.00	0.00	
	Mechanical and Electrical: Install exterior lights on the rear of the un	3,300.00	0.00	0.00	0.00	
		3,300.00	0.00	0.00	0.00	
Total, Scattered Sites		4,800.00	0.00	0.00	0.00	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

HA Name		Housing Authority of the City of Pueblo		Capital Fund Grant Number CO06P00250101		FFY of Grant Approval 2001
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
Co06P002027 Scattered Sites	Mechanical and Electrical:					Work will be completed in CFP2001
	Building Exterior:					
	Exterior painting	2,500.00	0.00	0.00	0.00	
	Dwelling Units:					
	None	0.00	0.00	0.00	0.00	
		2,500.00	10.90	10.90	10.90	
Total,	Scattered Sites	2,500.00	10.90	10.90	10.90	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

Part II: Supporting Pages

HA Name		Capital Fund Grant Number		FFY of Grant Approval		
Housing Authority of the City of Pueblo		CO06P00250101		2001		
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Original	Revised	Funds Obligated	Funds Expended	
New Project Vinita	Dwelling Units: New Construction	28,624.00	0.00	0.00	0.00	
		28,624.00	0.00	0.00	0.00	
Total,	New Project, Vinita	28,624.00	0.00	0.00	0.00	

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP)**

1/7/2004

Part III: Implementation Schedule

Housing Authority of the City of Pueblo				Capital Fund Grant Number CO06P00250101			FFY of Grant Approval 2001
Development Number Name/HA-Wide	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	In accordance with PIH 2003-19
Sangre de Cristo Apts.	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	
Scattered Sites	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	
Scattered Sites	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	
Eastwood Heights	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	
Hyde Park Homes	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	
Scattered Sites	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	
Handicapped	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	
Scattered Sites	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	
The Vail	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	
Minneagua Apts.	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	
Scattered Sites	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	
Montezuma	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	
Scattered Sites	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	
Scattered Sites	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	
Scattered Sites	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	
Scattered Sites	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	
Scattered Sites	31-Mar-02	31-Mar-03	30-Jun-03	30-Sep-02	31-May-04	31-May-04	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: co002r01

Annual Statement /Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Pueblo	Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: CO06R00250199	Federal FY of Grant: 1999
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending **9/30/04**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	8,813.00		1,000.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$8,813.00		\$1,000.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

Attachment: co002s01
Housing Authority of the City of Pueblo
FYB 2005 PHA Plan
Comments of Resident Advisory Board or Boards

**Resident Advisory Board Meeting Minutes
September 22, 2004**

The meeting was called to order by Frank Pacheco, Assistant Executive Director for the Housing Authority of the City of Pueblo (HACP) at 3:00pm. Others in attendance were residents Michelle Rael, Susan Ellis, and Clyda Lea Gurley as well as Sheila Bradburn, Resident Initiative Coordinator for the HACP. Mr. Gus Barcia was not present.

Mr. Pacheco explained the reason for having the RAB board was to provide input and review the annual report and the 5-Year Plan. The HACP is interested in receiving suggestions and input from the residents for these reports. Residents on the board were encouraged to share the information discussed with other residents in the area where they live and with any other interested parties.

The process involves having several meetings with the board members prior to the public hearing which is scheduled for December 3, 2004. After the HACP board of commissioners reviews and approves the documents, they will be submitted to HUD who will then have 60 days to review the plan. The HACP has been doing this process for the past eight years. The final report will be available at the public hearing in December.

It was further explained that each project has needs. Those needs are spread out over several years if the cost is large or may be completed in one year if the cost is small. There are two pieces to the plan: the physical needs and the managerial needs. The physical needs consist of items such as new sidewalks, flooring, cabinets, etc. for the actual units. The managerial needs may be made up of such things a new computer programs, training and consulting services, etc. In prior years, the physical needs were completed piecemeal. Now, each project is analyzed in its entirety before any work is begun. The HACP is currently assessing Project 2-5. All work on projects 2-1, 2-2, 2-3, and 2-4 has been completed.

Mr. Pacheco asked if there were any physical needs that the residents knew of now. The following is a list of those items:

Project 2-5, Amarillo Apartments

Needs concrete stoop at the back doors. Four residents have fallen because there is nothing to step on except gravel when they step out their back doors. The stoops would eliminate the hazard at the back doors.

The parking lot near the laundry room is quite dark at night. The residents asked if a flood light could be installed that could work on a timer.

The trees near 1247 Amarillo need to be trimmed. Several branches are lying on the roof of this unit.

There is graffiti on the mailboxes.

Project 2-3, Mesa Tower Apartments

People on the upper floors are throwing eggs at the cars in the parking lot. They are also throwing trash toward the dumpster in the parking lot.

Project 2-1, Sangre de Cristo Apartments

Residents would like to have more of the glass picked up from the playground areas. Children have been cut with small pieces of glass while playing on the equipment and in the playgrounds.

Mr. Pacheco will look into each of these requests.

The next meeting will be held Wednesday, October 27, 2004 at 3:00pm. The meeting will be held at the Central Maintenance Facility located at 201 S. Victoria

Resident Advisory Board Meeting Minutes October 27, 2004

The meeting was called to order by Mr. Frank Pacheco, Assistant Executive Director for the Housing Authority of the City of Pueblo (HACP). Those in attendance were Clyda Gurley, Susan Ellis, Gaspar Barcia, and Sheila Bradburn.

Mr. Pacheco introduced Mr. Barcia. He is a current member of the HACP Board of Commissioners and will be serving on this board as well.

The packet of information from Nelrod is not complete so there were no copies to be handed out to the board members. Hopefully the packet of information will be finished and available by the next board meeting. For the HACP Plan, any concerns or input should be submitted to Mr. Pacheco for the next meeting. Mr. Pacheco stated that the stoops for Project 2-5 (Amarillo apartments) will be completed this year; he will also check into having the 2nd dryer hooked up so the residents can use it. It was mentioned that Mesa Tower (Project 2-3) needs additional lights in the community room. It was also mentioned that the large washing machine in the laundry room here needs a larger fill tube. The machine fills very slowly since the new plumbing has been done on the building.

The public hearing has been advertised in the Pueblo Chieftain. It must be announced 45 days prior to the meeting to meet HUD regulations. Mr. Pacheco stated that at least 2 other Board of Commissioners members will attend the public hearing. The public hearing is scheduled for December 3. The Board of Commissioners will be asked to approve the plan at their December 16 meeting. The plan will then be sent to HUD for review. HUD will have 60 days to review and approve the plan.

Concerns expressed at the meeting include back stoop lights being added to the Sangre de Cristo apartments. That was a major concern voiced at the Neighborhood Watch meeting held there on October 21. The broken glass issue mentioned at the last meeting was addressed at the Neighborhood Watch meeting. All residents were asked to pick up glass when they find it in the playground areas. It was suggested that the light outside the laundry room at the Amarillo apartments have the switch inside the laundry room removed so the residents would stop turning it off. Another solution is to have the light equipped with a motion sensor or a light sensor so it comes on automatically. Residents of this complex are also concerned about the placement of other residents in this complex. They would like to have a Neighborhood Watch meeting. All the residents but one are in favor of this. We will look for a place to hold the meeting and contact the Pueblo Police Department about scheduling the meeting. It was suggested that an intercom system be installed at Mesa Tower apartments. Mr. Pacheco will look into all these concerns and report back to the committee at the next meeting.

The next meeting of the RAB will be November 17, 2004, at 3pm. The meeting will be held at the HACP Central Maintenance Facility located at 201 S. Victoria.

Resident Advisory Board Meeting Minutes November 17, 2004

The meeting was called to order by Mr. Frank Pacheco, Assistant Executive Director, at 3:00pm. In attendance were Clyda Gurley, Gaspare Barcia, Frank Pacheco, and Sheila Bradburn.

Mr. Pacheco handed out copies of the Annual Plan and the 5-Year Plan to those in attendance. He explained that the HACP strives to rehabilitate 40 units per year with the money received from HUD. Expanding the availability of affordable housing is part of the HACP mission statement. Oakshire Homes is an example of the fulfillment of this part of the mission statement. Part of the information in the report is the amount of money allocated to each project and how that money is going to be spent. The needs of the project are identified, a cost is determined, a budget created, and the project put out for competitive bids from local companies qualified to do the work. Other needs addressed by the money from HUD include management needs such as computer updates, software updates, maintenance equipment, training, conferences, and the cost of consultants.

Mr. Pacheco said that back porch lights for Project 2-1 are being investigated. Instead of individual lights, the agency is looking into pole lights. Other items on tap for this project include the removal of all chain link fences, updating the ball field, installation of sprinkler systems in some areas, and tenant training programs to help tenants gain a skill such as landscaping, window replacement, etc.

The process for the Resident Advisory Board is winding down. Mr. Pacheco meets with the City of Pueblo officials on November 18, 2004, to explain the Plan and to have them sign off on the Plan. A public hearing to discuss the Plan will be held December 2, 2004, at 4pm at the Central

Maintenance Facility, 201 S. Victoria to gain public input into the Plan. Then the Plan is submitted to the Board of Commissioners for approval before being sent off to HUD.

Mr. Pacheco told the members that this would be the last meeting for this board. He thanked them for participating and invited them to attend the public hearing on Dec. 2.

The meeting was adjourned at 3:30pm.