

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 2008

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) 04/2008

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units: **901** Number of S8 units: Number of public housing units:
 Number of S8 units: **1456**

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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.*

Funding for the HACP is provided by the United States Department of Housing and Urban Development (HUD) through its Capital Fund Program. The HACP anticipates receiving \$1.2 Million in 2008 for its Capital Fund Program. This is a decrease of 15% from the previous year due to HUD cutting back on its budget.

Progress Statement: *There are 20 families in the Section 8 Homeownership Program, with three more families closing on homes in December of 2007. The PHA's goal is to place between 3-5 more families into the Section 8 Homeownership Program in 2008.*

The PHA renovated 48 units of Public Housing during 2007 with Capital Fund monies. The PHA intends to renovate 50 additional Public Housing units in 2008.

A HOPE VI Revitalization grant application was submitted by the due date of November 7, 2007. If the application is approved the PHA intends to demolish the Sangre de Cristo Apartments and replace with new construction. In addition to the replacement of the units at the site, 25 lots at the Oakshire Hills development will be used for homeownership in conjunction with the HOPE VI Revitalization program.

The Oakshire Hills development remains a vital site for the development of additional affordable housing units. Two of the three homes built by private builders remain on the

market. The PHA anticipates that market conditions in 2008 will improve and the two homes will be sold.

If the HOPE VI application is not approved, marketing efforts will continue at Oakshire Hills for the sale of a minimum of 3 lots during 2008.

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)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
Attain High Performer Status
 - Improve voucher management: (SEMAP score)
Maintain High Performer Status. 2006/2007 score - 90
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - *Will continue to upgrade the computer software as necessary.*
 - 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)

- 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 2008.*
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs: *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.*

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: *Ongoing*
 - Implement public housing security improvements: ***Ongoing 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)
 - *Implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.*

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:
 - 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)
 - *Partnership with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.*

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)

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.
- 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.***

- 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 45 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 IN MEETING 5-YEAR MISSION AND GOALS

PUBLIC HOUSING RESIDENT INITIATIVES

With the support of the Board of Commissioners, the staff of the Housing authority continues to encourage tenant participation in various tenant initiatives such as family self-sufficiency, job training, community service and home ownership. In addition to the Resident Council, the Housing Authority has created a Resident Advisory Board (RAB). The RAB's primary function will be to take an active role during the planning stages of the Annual Statement and the Five Year Plan. The overall objective is to develop an on-going working relationship with the resident population and provide them with quality housing and good service. To coordinate these activities, the HACP has hired a Resident Development Coordinator and a Resident Initiative Coordinator.

The Family Self Sufficiency (FSS) program has been in place since early 1993. The program offers public housing residents and Housing Choice Voucher (Section 8) families a savings program, counseling and an opportunity to receive job training and education to learn the skills necessary to become gainfully employed. The program is a five year long process and upon successfully completing the program, a certificate of completion is awarded to the graduates. A critical component of the FSS program offers the participant an opportunity to participate in a money saving program. Traditionally, as the income of a household increases, so does the rent by a proportionate amount. The FSS program allows the difference between the old rent and the proposed higher rent amount to be placed into an escrow account on behalf of the FSS participant. So, instead of the housing authority benefiting from the rent increase, the increase is deposited into the participant's escrow account. Upon graduation from the FSS program, the participant receives the amount that has accumulated in the escrow account. The money can be used as a security deposit for private rental apartment or towards the down payment for a home of their own. The objective of the program is to assist the participants to become self-sufficient so they will no longer require assistance from the government. The program has successfully graduated 139 families since 1993 with 45 families currently enrolled.

The Property Manager for the Senior Housing developments holds monthly meetings whereby residents are given the opportunity to state their concerns or ask questions regarding management, maintenance and/or safety issues. The function of the Resident Advisory Board is to help gather input from residents to determine and to prioritize the "physical needs" within public housing that require repairs or replacement such as windows, doors, sidewalks, etc. This information then becomes an integral component of the annual plan and budget known as the Capital Fund Program. The Plan is submitted to HUD for review and approval for additional funding in order to respond to these needs. The annual planning and budgeting process requires a public hearing, which is held annually 45 days after a notice for the public hearing is advertised. Normally the public hearing is held in December. The final plan must be approved by the Board of Commissioners before it can be submitted to HUD. In addition, the City Manager must certify that their Annual Plan is consistent with the City's Consolidated Plan.

There is still a great need in Pueblo for houses in an affordable price range for families earning below the area median income of \$48,000. The Housing Authority will provide home ownership opportunities for their residents as funds for replacement housing become available; or working families are referred to other agencies, such as NeighborWorks, Inc., that offer home ownership opportunities. The Housing Authority has converted 32 of its working low income renters into home owners since 1994. As the opportunity for home ownership becomes available, working families residing in public housing and Section 8 will be notified by mail. Those interested will be qualified and processed for the possibility of becoming a home owner. Each participating family may receive assistance for closing costs as well as money management and home maintenance training. Staff will be submitting a HOPE VI Revitalization application to HUD for \$20 Million. If the application is approved the funds will be used to demolish and replace 212 units of public housing. The replacement component will take place over a number of

years as there will not be enough funds in the HOPE VI Grant to immediately replace all 212 units. In addition 50 of the new units will be converted to home ownership thereby giving 50 of the public housing and/or Sec8 8 residents an opportunity to become home owners. Since 2001, the Section 8 Housing Choice Voucher program has converted 40 renters into home owners. Capital Fund Program (CFP) strategies undertaken to coincide with the Consolidated Plan include the upgrading of public housing dwellings in order to provide safe and decent housing for public housing residents. The exterior rehabilitation of public housing stock that takes place will enhance the appearance of the neighborhood as well. For 2007 and 2008, an anticipated annual budget of \$1,270,545 in federal funds will be expended towards the management needs and upgrading or rehabilitation of the agency's rental units. This action allows the HACP to maintain the condition of its rental units. This action allows the HACP to maintain the condition of its rental stock to HUD's Uniform Physical Conditions System (UPCS). The UPCS is a new system that replaced the Housing Quality System (HQS).

PUBLIC HOUSING DEVELOPMENT

The waiting list on October 23, 2007 was at 1,730 low-and very lo2-income families. The Housing Authority will make every effort to secure funding from HUD, Federal Home Loan Bank, The Colorado Division of Housing, The Colorado Housing and Finance Authority and the City of Pueblo through its Community Block Grants funds for the development and/or acquisition of additional rentals. This objective is to respond to the limited number of affordable rentals within the agency's jurisdictional boundaries. In addition, to help augment the needs for housing assistance for low-income families within the community, application will be made to HUD as additional vouchers become available.

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

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 2008 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.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	3
1. Housing Needs	8
2. Financial Resources	14
3. Policies on Eligibility, Selection and Admissions	15
4. Rent Determination Policies	24
5. Operations and Management Policies	31
6. Grievance Procedures	33
7. Capital Improvement Needs	34
8. Demolition and Disposition	36
9. Designation of Housing	37
10. Conversions of Public Housing	38
11. Homeownership	40
12. Community Service Programs	42
13. Crime and Safety	45
14. Pets (Inactive for January 1 PHAs)	46
15. Civil Rights Certifications (included with PHA Plan Certifications)	46
16. Audit	47
17. Asset Management	47
18. Other Information	48

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 2008 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)
- List of Resident Advisory Board Members (*co002c01*)
- List of Resident Board Member (*co002d01*)
- Community Service Description of Implementation (*co002e01*)
- Information on Pet Policy (*co002f01*)
- Section 8 Homeownership Capacity Statement, if applicable (*co002g01*)
- Description of Homeownership Programs, if applicable (*co002h01*)

- Other (List below, providing each attachment name)
 - Deconcentration and Income Mixing Analysis Results (co002i01)*
 - Progress in Meeting 5-Year Goals (co002j01)*
 - Criteria for Substantial Deviation and Significant Amendment (co002k01)*
 - Project-Based Voucher Program (co002l01)*
 - VAWA Support and Assistance Statement (co002m01)*

Optional Attachments:

- PHA Management Organizational Chart (co002n01)
- FY 2008 Capital Fund Program 5 Year Action Plan (co002o01)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (co002t01)
- Other (List below, providing each attachment name)
 - 2007 Performance and Evaluation Report (co002p01)*
 - 2006 Performance and Evaluation Report (co002q01)*
 - 2005 Performance and Evaluation Report (co002r01)*
 - 2004 Performance and Evaluation Report (co002s01)*

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
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 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 type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 rent determination (payment standard) policies <input 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 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 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 housing (Designated Housing Plans)	Annual Plan: Designation of 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 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 (PHDEP) 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	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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	
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	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 - 2006*

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	2155		180
Extremely low income <=30% AMI	1806	83.8%	
Very low income (>30% but <=50% AMI)	339	15.7%	
Low income (>50% but <80% AMI)	10	.5%	
Families with children	868	40.3%	
Elderly families	169	7.8%	
Families with Disabilities	446	20.7%	
White	1064	49.4%	
Black/African American	71	3.3%	
Hispanic	1019	47.3%	
American Indian/Alaska Native	1	-	
Asian	0	0	
Native Hawaiian/Other Pacific Islander			
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	873		285
Extremely low income <=30% AMI	770	88.2%	
Very low income (>30% but <=50% AMI)	88	10.1%	
Low income (>50% but <80% AMI)	15	1.7%	
Families with children	423	48.5%	
Elderly families	67	7.7%	
Families with Disabilities	205	23.5%	
White	249	28.5%	
Black/African American	28	3.2%	
Hispanic	595	68.3%	
American Indian/Alaska Native	1	-	
Asian	0	0	
Native Hawaiian/Other Pacific Islander	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	589	67.5%	
2 BR	222	25.4%	
3 BR	50	5.7%	
4 BR	12	1.4%	
5 BR	0	0	
5+ BR	0	0	
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 2008 grants)		
a) Public Housing Operating Fund	2,390,926.00	
b) Public Housing Capital Fund	1,270,545.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	8,618,103.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	36,165.00	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<i>(Disaster Housing) - DHAP</i>	39,540.00	Administration & HAPs
<i>Section 8 New Construction (MPR)</i>	436,443.00	Operating expenses
<i>Farm Worker Housing (USDA)</i>	44,139.00	Operating Expenses
<i>Section 8 Moderate Rehabilitation</i>	1,347,212.00	Operating Expenses & HAPs
2. Prior Year Federal Grants (unobligated funds only) (list below) as of 9/30/07		
<i>2006 Capital Fund Grant</i>	513,004.00	Public housing capital improvements
<i>2007 Capital Fund Grant</i>	1,191,045.00	
3. Public Housing Dwelling Rental Income	1,718,725.00	
4. Other income (list below)		
<i>Non-dwelling rent</i>	12,300.00	
<i>Interest on Investments</i>	342,588.00	
<i>Other income: Legal fees, Maint. charges to tenants</i>	87,274.00	
<i>Late fees; NSF charges, etc.</i>	73,892.00	
<i>Laundry commissions, vending machines, etc.</i>	21,084.00	
4. Non-federal sources (list below)		
<i>COCC Fee</i>	110,606.00	Administrative
<i>Section 8 New Const. (MBT) Dwelling Rents</i>	364,063.00	Operations
<i>Farm Labor Dwelling Rents</i>	52,984.00	Operations
<i>Non-Rental revenue (MPT \$ FLP)</i>	15,573.00	Operations
Total resources	18,689,211.00	

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*
 - *The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy taking into consideration the circumstances that may have contributed to the negative reporting.*

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

- *Local sex-offenders list*

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)

(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)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
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)?

- 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: *N/A*

(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)
 - *Domestic Violence*

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:

- 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.

4 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 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
- 2 Households that contribute to meeting income goals (broad range of incomes)
- 3 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) *N/A*

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)

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) *N/A*

- 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
- Other (list below)

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:

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:

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)
 - *Domestic Violence – attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting.*
 - Other (list below)
 - *Sex offenders*
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
 - *Local Sex Offenders List*
- 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)

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 appropriate 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)

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)

- 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)
 - *Involuntary Displacement (Federally declared disaster)*
 - *Transfers from Project Based Section 8 units*

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

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 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 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
- 1 Other preference(s) (list below)
- *Involuntary Displacement (Federally declared disaster)*
 - *Transfers from Project Based Section 8 units*
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:

The PHA has adopted a minimum rent of \$50.00.

1. The minimum rent requirement may be waived due to certain financial hardships. The request for minimum rent hardship must be made in writing to the PHA prior to the rent becoming delinquent. The PHA will verify whether the hardship claimed is temporary or long term. Payment of the minimum is suspended

immediately for ninety days when a hardship is requested on one of the following conditions:

- a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;*
- b. The family income has decreased due to changed circumstances such as loss of employment, separation, divorce, and abandonment;*
- c. The family would be evicted as a result of imposing the minimum rent requirement;*
- d. There has been a death in the family; or*
- e. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.*

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP) or Flat Rent in the public housing program.

- 2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:*
 - a. Rent may be suspended, during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension.*
 - b. The PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.*
 - c. The family may not be evicted for non-payment of rent during the ninety (90)-day suspension period.*
 - d. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.*
- 3. If the circumstances supporting the request for a minimum rent hardship exemption are long term, tenant's rent will be based on the statutory income-based rent calculation formula during the minimum rent exemption period.*
- 4. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.*

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:

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

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)

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)

- 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)

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)

- 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)

- 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
- Other (list below)

(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)

The minimum rent for Section 8 participants is \$50.00. All Voucher families will contribute the highest of thirty percent (30%) of monthly-adjusted income, ten percent (10%) of monthly gross income, or the minimum rent toward the rent plus any rent above the applicable Payment Standard.

1. *The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:*

- a. *The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;*
- b. *The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;*
- c. *One or more family members have lost employment;*
- d. *The family would be evicted as a result of imposing the minimum rent requirement;*
- e. *There has been a death in the family; or*
- f. *There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.*

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP).

2. *If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:*

- a. *If the hardship is determined to be temporary, minimum rent may be suspended; during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted.*
- b. *In the case of a temporary hardship, the PHA will allow the family a maximum of six (6) months to make payment of any*

delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.

- c. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.*
 - d. Note that the PHA can only suspend the minimum rent contribution. If the family is residing in a unit whose Gross Rent exceeds the Payment Standard, the family will be responsible for the excess rent.*
- 3. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.*

5. Operations and Management

[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. (*attachment co002n01*)
- 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	901	240
Section 8 Vouchers	1456	120
Section 8 Certificates	N/A	
Section 8 Mod Rehab	294	60
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Section 8 New Const.	132	12
Section 202	95	12

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)

- *Admissions and Occupancy Policy (ACOP)*
- *ACOP Procedures Manual*
- *Enterprise Income Verification Security Policy*
- *Grievance Procedures*
- *Termination and Eviction Policy*
- *Transfers and Transfer Waiting List Policy*
- *Deconcentration and Income Targeting Policy*
- *Community Service Policy*
- *Pet Policy*
- *File Access Policy*
- *Records Retention Policy*
- *Resident Initiatives Policy*
- *Security Policy*
- *Natural and National Disaster Policy*
- *FMLA Policy*
- *Capitalization Policy*
- *Cash Management/Internal Controls Policy*
- *Check Writing Policy*
- *Collection Loss/Charge Off Policy*
- *Disposition Policy*
- *Doubtful Accounts Policy*
- *ELOCCS Policy*
- *Investments Policy*
- *Petty Cash Policy*
- *Policy for Acquiring Insurance Coverage*
- *Repayment Agreement Policy*
- *Cash Overages/Cash Shortages Policy*
- *Credit Card Policy*

(2) Section 8 Management: (list below)

- *Section 8 Administrative Plan*
- *Section 8 Procedures Manual*
- *Section 8 Project-based Assistance Policy*

6. PHA Grievance Procedures

[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) **co002o01**

-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:
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:

- *Sangre de Cristo)CO 2-1)*

- 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:

The HACP has applied for a HOPE VI Revitalization grant for the Sangre de Cristo, CO002-001, as of November 7, 2007. If approved, a portion of the replacement housing will be placed at the Sangre de Cristo site and a portion will be placed at other off-site locations. The HACP will utilize low-income housing tax credits both on- and off-site for replacement units.

- 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 HACP may be applying for low-income housing tax credits in 2008 depending on the availability of funds*
- *The HACP will continue to market residential lots for sale at Oakshire Hills*
- *If funded for HOPE VI, the HACP will develop home-ownership sites at Oakshire Hills*

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

- 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: <i>Sangre de Cristo</i> 1b. Development (project) number: <i>CO2-01</i>
2. Activity type: Demolition <input checked="" type="checkbox"/> <i>HOPE VI Revitalization</i> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission: <u><i>11/7-07</i></u>
5. Number of units affected: 212 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development <i>Will utilize vouchers for relocation</i>
7. Timeline for activity: a. Actual or projected start date of activity: <i>4/1-08</i> b. Projected end date of activity: <i>3-31-2012</i>

Demolition/Disposition Activity Description	
1a. Development name: <i>North East Community Center</i>	
1b. Development (project) number: <i>CO2-01</i>	
2. Activity type: Demolition <input checked="" type="checkbox"/> <i>Will try to sell or donate</i> Disposition <input checked="" type="checkbox"/>	
<p><i>The PHA intends to try to sell or donate this building to an interested party for use as a community center. In the past the building was used by the Park Athletic League to run recreational programs out of with the PHA covering utilities, insurance and maintenance. The cost of maintaining the building has become too expensive. The PHA can no longer afford to maintain the building without rent. To attract a proper tenant the cost of upgrades would not make it feasible. Therefore, the PHA's first option is to dispose of the building through either a sale or donation. The second option will be to demolish the building and use the site for additional housing.</i></p>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u><i>4/1/08</i></u>	
5. Number of units affected: 1	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development <i>BROG PIC NO. O-CC-1-1121 Beaumont</i>	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <i>4/1-08</i>	
b. Projected end date of activity: <i>Time of disposition</i>	

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

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: <u>(DD/MM/YY)</u>	
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	
<input type="checkbox"/> 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

- 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

- 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)]

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 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? 2/20/2000

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

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)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Resident Opportunity & Self Sufficiency Grant (ROSS)</i>	<i>350 K 3 yr</i>	<i>Specific Criteria</i>	<i>Boys/Girls club</i>	<i>Public Housing</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 12/18/07)
Public Housing	21	22
Section 8	11	21

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? *N/A*
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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)
 - *Will update MOU with TANF Agency in FY 2008*

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

Community Service Description of Implementation included as attachment co002e01.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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)
 - *Security Staff Reports*

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)
 - *The PHA hires off duty police officers to act as security during evening hours*

2. Which developments are most affected? (list below)
- *CO002-001*

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) *All Developments*

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

PHAs eligible for FY 2005 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 2005 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)]

Pet Policy included as attachment co002f01.

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?
If yes, how many unresolved findings remain? *N/A*
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

[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)
 - *Project based budgeting, Project based management*
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

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) **co002t01**
 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)

- 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)
 - *The candidates respond to a public notice issued by the City of Pueblo*

b. Eligible candidates: (select one)

- 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)
 - *The candidate must be a resident of public housing*

c. Eligible voters: (select all that apply)

- 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)
 - *Appointed by the Council of the City of Pueblo*

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 UPCS*
 - *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 co002o01)</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

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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 12/7/2007 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: CO06P002501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____
 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	127,054.00			
3	1408 Management Improvements	164,128.00			
4	1410 Administration	127,055.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	18,256.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	71,100.00			
10	1460 Dwelling Structures	434,252.00			
11	1465.1 Dwelling Equipment-Nonexpendable	57,600.00			
12	1470 Nondwelling Structures	204,000.00			
13	1475 Nondwelling Equipment	67,100.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant (sums of lines 2-20)	\$1,270,545.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security - Soft Costs	0.00			
25	Amount of Line 21 Related to Security - Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	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: CO06P002501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
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	Operations	1406		127,054.00				
	Total Operations			127,054.00				
	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		25,000.00				
	Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	1408		25,000.00				
	Benefits, 40%	1408		20,000.00				
	To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	1408		4,480.00				
	Subtotal 1408			74,480.00				

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: CO06P002501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
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	
AMP 100	Dwelling Equipment:							
	Stoves and Refrigerators \$800/set	1465	20 sets	16,000.00				
AMP 200	Dwelling Equipment:							
	Stoves and Refrigerators \$800/set	1465	20 sets	16,000.00				
	Non-Dwelling Equipment:							
	MINNEQUA							
	8 ft. plastic tables	1475	5	500.00				
	MESA TOWER							
	Chairs for laundry room	1475	6	600.00				
	Washers and Dryers	1475	4	4,000.00				
	VAIL/MINNEQUA							
	Double vacuum cleaner	1475	1	1,000.00				
	Carpet/furniture shampooer	1475	1	1,000.00				
	20" buffer	1475	1	1,000.00				
	20"burnisher	1475	1	1,000.00				
AMP 300	Dwelling Equipment:							
	Stoves and Refrigerators @ \$800.00/set	1465	20 sets	16,000.00				
	Non-Dwelling Equipment:							
	Vehicle	1475	1	15,000.00				
	Printer/copier	1475	1	9,000.00				

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: CO06P002501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
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	
AMP 200	VAIL							
Co06P002011	Tenant directory	1460	1	2,000.00				
	Reznor Roof top HVAC and controls,	1460	2	6,000.00				
	Air valves for air handlers,	1460	6					
	wrap all water lines from A/C and	1460						
	repair any leaks							
	Install new window covers	1460	56 units	28,000.00				
	Refinish all exit doors and benches	1460	1					
	Repoint front steps	1460	1					
	Replace big windows in lobby, North	1460	10	10,000.00				
	annex kitchen							
	Recap patio cement	1460	1					
	Repair Vail sign	1460	1					
	Trash room doors	1460	1					
	Total Dwelling Structures			\$46,000.00				
Co06P002014	MINNEQUA							
	Outside benches	1450	4	1,000.00				
	Replace fence southeast of property	1450	1	10,000.00				
	Clean all gutters	1460	1	2,000.00				
	A/C for lobby	1460	1	4,000.00				
	Tenant directory	1460	1	2,000.00				
	Replace all battery backup power supply	1460	1	10,000.00				

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: CO06P002501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
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	
AMP 400	Site Improvements:							
Co06P002010	Fencing	1450	5	4,000.00				
Co06P002015	Landscaping/Sod replacement 2%	1450	5	5,000.00				
Co06P002018	Tree Removal	1450	10	2,000.00				
	Total Site Improvements:			11,000.00				
	Dwelling Structures:							
Co002002	Plumbing West 30th Street	1460	1	1,800.00				
Co002004								
Co002005								
Co002008								
Co002009								
Co06P002017	Replace entry doors/hardware	1460	20	14,000.00				
Co06P002017	Replace vinyl flooring	1460	20	76,000.00				
Co06P002017	Cabinet replacement & standardization	1460	20	54,352.00				
Co06P002017	Furnaces	1460	20	30,000.00				
Co06P002017	Replace interior door & blinds	1460	20	33,000.00				
Co06P002017	Paint interior	1460	20	15,500.00				
Co06P002017	Misc: Relocation, furniture, rangehoods,	1460	20	35,500.00				
	total accessories, clean							
	Total Dwelling Structures:			260,152.00				
	Architectural services for above contracts	1430		18,256.00				
	Total Fees and Costs:			18,256.00				
	TOTAL AMP400			\$289,408.00				

Attachment: co002c01
Housing Authority of the City of Pueblo
List of Resident Advisory Board Members

RESIDENT ADVISORY BOARD SELECTION

The following residents have been selected as Resident Advisory Board members to represent the Public Housing and/or Section 8 tenant-based assistance residents. A copy of the resident selection letter is attached.

Resident Name Address Telephone	Public Housing Resident or Section 8 Participant	Selection Letter Date	Response Date
Delores Martinez, 2503 Crawford Pueblo, CO 81004 719-564-0810	Public Housing	09-12-07-07	09-05-07
Thomas Calahan 527 Crawford Pueblo CO 81004 719-564-5077	Public Housing	09-12-07-07	09-05-07
Manuel Lucero 2746 Sitter Pl Pueblo CO 81004	Public Housing	09-12-07-07	09-05-07
Julia Faiz 260 Lamar #202 Pueblo, CO 81003 719-404-3814	Public Housing	09-12-07-07	09-05-07
Lade Harrison 260 Lamar #207 Pueblo CO 81003 719-544-0803	Public Housing	09-12-07-07	09-05-07
Pat Martinez 260 Lamar Pueblo CO 81003 719-546-6659	Public Housing	09-12-07-07	09-05-07
Jacqueline Richael 260 Lamar #1006 719-248-0929	Public Housing	09-12-07-07	09-05-07
Laura Flanagan 217 S Grand Pueblo CO 81003 719-369-5597	Public Housing	09-12-07-07	09-05-07
Eva Hughes 217 S Grand #204 Pueblo CO 81003 719-545-7903	Public Housing	09-12-07-07	09-05-07
Jeanne Morgan 217 S Grand #213 Pueblo CO 81003 719-542-0542	Public Housing	09-12-07-07	09-05-07
Arulfo Trejo 1400 E Orman #411 Pueblo Co 81004 719-564-9389	Public Housing	09-12-07-07	09-05-07

Resident Name Address Telephone	Public Housing Resident or Section 8 Participant	Selection Letter Date	Response Date
Linda Trejo 1400 E Orman #411 Pueblo CO 81004 719-564-9389	Public Housing	09-12-07-07	09-05-07
Art Nava 1400 E Orman #202 Pueblo CO 81004 719-557-1639	Public Housing	09-12-07-07	09-05-07
Derrick Coleman 134 Bonneymede Rd Pueblo CO 81002 719-566-1614	Public Housing	09-12-07-07	09-05-07
Steven Halstead 2104 Ogdon #11 Pueblo CO 81003 719-423-9173	Public Housing	09-12-07-07	09-05-07
Glynda Bulman 2725 Greenwood Pueblo CO 81003 719-671-5770	Public Housing	09-12-07-07	09-05-07
Gerian Ortiz 2316 W 15 th Pueblo CO 81002 719-778-9765	Public Housing	09-12-07-07	09-05-07
Linda Olguin 2004 W 17 th Pueblo CO 81002	Public Housing	09-12-07-07	09-05-07
Delmy Cuevas 2621 Denver Blvd Pueblo CO 81001 504-390-8166	Public Housing	09-12-07-07	09-05-07
Mary Dolgan 260 Lamar #610 Pueblo CO 81003	Public Housing	09-12-07-07	09-05-07

The following criteria were used in selecting the Resident Advisory Board members:

Individuals over the age of 18 currently being assisted by HACP and that were in good standing with HACP.

Attachment: co002d01
Housing Authority of the City of Pueblo
List of Resident Board Member

Required Attachment: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: ***Jacqueline C. Richael***

B. How was the resident board member selected: (select one)?

Elected

Appointed – ***By City Council***

C. The term of appointment is (include the date term expires):

07/01//07// to 07/01/12

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? *N/A*

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: July 1, 2009

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Judy Weaver	City Council President
Lawrence Atencio	Council Member
Randy Thurston	Council Member
Ray Aguilera	Council Member
Barbara Vidmar	Council Member
Mike Occhiato	Council Member
Vera Ortegon	Council Member

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

Description of the Community Service Policy

The Housing Authority of the City of Pueblo Community Service Policy is simple and definitive of Section 512 of the Quality and Work Responsibility Act of 1998. The Housing Authority of the City of Pueblo believes that the community service requirement should not be received 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 and opportunity to contribute to the communities that support them while gaining work experience. The requirement is easy and rewarding and the Housing Authority provides the residents with the name of agencies, the agencies point of contact and all required paper work necessary to accomplish the monthly service.

The Community Service Policy allows the PHA to identify those residents required to participate in the community service requirement. Participants will be required to contribute 8 hours of community service each month or to participate in a self-sufficiency program for 8 hours each month. Identified residents are responsible to determine the appropriateness of the voluntary service within guidelines provide in the policy. Allowed activities that may be included are listed in the policy. Voluntary political activities are prohibited from being considered to meet the Community Service requirement. Participation in self-sufficiency activities that may be included are listed in the policy. A list of exemptions that may be claimed from the requirement is provided in the policy. Family obligations and PHA obligations are addressed in detail. Lease requirements and documentation and non-compliance are all clearly addressed.

Administrative Steps to implement Community Service requirement

The following administrative steps have been taken to implement the requirement.

- changes in lease;
- written description of the service requirement;
- written notification to residents regarding requirement or exempt status of each adult family member
- cooperative agreements with TANF (welfare) or other agencies to assist the PHA in verifying residents' status

Programmatic Aspects

The programmatic aspects of the requirement include providing the following:

- List the types of activities that residents who are subject to community service and self-sufficiency requirements may participate in to fulfill their obligations
- List of partner agencies (Places to Volunteer) that may offer residents opportunities to fulfill requirements
- The process to cure noncompliance

Community Service Implementation Report

Number of tenants performing community service: 231

Number of tenants granted exemptions: 1,178

Number of tenants in non-compliance: -0-

Number of tenants terminated/evicted due to non-compliance: -0-

Attachment: co002f01
Housing Authority of the City of Pueblo
Information on Pet Policy

All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig, and fish in aquariums.

Pet owners must agree to abide by the PHA's Pet Ownership Rules.

\$25.00 separate Pet Waste Removal Charge for each occurrence of pet owner's failure to remove pet waste.

All pets must be registered with the HACP and provide proof of license, inoculation, and a copy of veterinarian's records noting the date the pet was spayed or neutered.

Updated photograph of pet required to be submitted to HACP at annual registration.

HACP will furnish pet sticker to resident to be placed on the front door or front window of the unit. Pet sticker will be valid for one year. Replacement sticker will be provided for a \$5.00 charge.

\$25.00 charge will be assessed if the resident has registered a pet and does not display the pet sticker accordingly.

Limit of one pet per household.

Limit for birds is two (2).

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed fifteen (15) pounds; height shall not exceed twelve (12) inches. ***This does not apply to service animals that assist persons with disabilities.***

Pet owner shall license their pet as required by law.

Pet owner must not violate any state or local health or humane laws.

Pet must be spayed or neutered.

Pet must be maintained on leash and kept under control when taken outside the unit.

PET OWNERSHIP FEES AND PET DEPOSITS

ELDERLY/DISABLED

Elderly - refers to a pet owner whose head of household, spouse or sole member is 62 years of age or older

Disabled - refers to a pet owner who is under a disability as defined in Section 223 of the Social Security Act.

Non refundable Pet Fee	\$100.00
Refundable Pet Deposit	<u>\$200.00</u>
Total Pet Fee/Pet Deposit	\$300.00

FAMILY

Family- refers to a pet owner who is under the age of 62 years and is not classified as disabled.

Non refundable Pet Fee	\$200.00
Refundable Pet Deposit	<u>\$200.00</u>
Total pet Fee/Pet Deposit	\$400.00

Aquariums

Refundable Deposit	\$ 50.00
--------------------	----------

Payment of Pet Fees and Pet Deposits

The resident will be required to pay the pet fee and pet deposit in *full* at the time the pet is registered with the Housing Authority.

Attachment: co002g01
Housing Authority of the City of Pueblo
Section 8 Homeownership 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: co002h01
Housing Authority of the City of Pueblo
Description of Homeownership Programs

Authority

The Section 8 homeownership program is authorized by section 8(y) of the United States Housing Act of 1937, as amended by section 555 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA). The final rule is established by the United States Department of Housing and Urban Development (HUD) through 24 CFR Parts 5, 903 and 982.

Purpose

The purpose of the Section 8 Homeownership program is to provide tenant-based assistance to an eligible family who purchases a dwelling unit that will be occupied by the family. The objective of the HACP will be to assist between one to five eligible families to become homeowners annually. This effort will be in partnerships with Neighborhood Housing Services, the City of Pueblo, local lenders, and other appropriate agencies in order to provide a wide range of service and assistance to the participants and to achieve the highest long term success for the participants and for those who become homeowners.

Outreach

In order to provide maximum awareness about the availability of the Section 8 homeownership program, the HACP will mail each Section 8 family receiving rental assistance information about the program. Families interested in the homeownership program may call the Leased Housing Supervisor or designee to inquire about the application process and eligibility requirements. In addition, information about the homeownership program will be provided at the Section 8 orientation session for new applicants. Those who prefer to participate in the homeownership program in lieu of the rental assistance program will be allowed the opportunity if they are able to meet the criteria. If necessary, the HACP's outreach efforts may include advertising in local newspapers, radio, and television. Information will be provided to other not-for-profit and for-profit entities, as well as appropriate City of Pueblo and Pueblo County offices including the Department of Social Services. Any family with the desire to participate in the homeownership program must first meet the program's eligibility criteria as described in the Homeownership Plan.

Attachment: co002i01
Housing Authority of the City of Pueblo
Deconcentration and Income Mixing Analysis Results

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)]
CO2-08		C. The Covered Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	Scattered Site
CO2-15		C. The Covered Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	Scattered Site
CO2-18		C. The Covered Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	Scattered Site
CO2-20		C. The Covered Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	Scattered Site
CO2-22		C. The Covered Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	Scattered Site
CO2-23		C. The Covered Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	Scattered Site

Attachment: co002j01
Housing Authority of the City of Pueblo
Progress in Meeting 5-Year Plan Goals

The Housing Authority of the City of Pueblo has been successful in achieving its mission and 5 year plan goals during the fiscal year 2007. Goals are either completed or on target for completion as scheduled.

Concerning modernization the PHA renovated 48 units of Public Housing during 2007 with Capital Fund monies. The PHA intends to renovate 50 additional Public Housing units in 2008.

PUBLIC HOUSING RESIDENT INITIATIVES

With the support of the Board of Commissioners, the staff of the Housing authority continues to encourage tenant participation in various tenant initiatives such as family self-sufficiency, job training, community service and home ownership. In addition to the Resident Council, the Housing Authority has created a Resident Advisory Board (RAB). The RAB's primary function will be to take an active role during the planning stages of the Annual Statement and the Five Year Plan. The overall objective is to develop an on-going working relationship with the resident population and provide them with quality housing and good service. To coordinate these activities, the HACP has hired a Resident Development Coordinator and a Resident Initiative Coordinator.

The Family Self Sufficiency (FSS) program has been in place since early 1993. The program offers public housing residents and Housing Choice Voucher (Section 8) families a savings program, counseling and an opportunity to receive job training and education to learn the skills necessary to become gainfully employed. The program is a five year long process and upon successfully completing the program, a certificate of completion is awarded to the graduates. A critical component of the FSS program offers the participant an opportunity to participate in a money saving program. Traditionally, as the income of a household increases, so does the rent by a proportionate amount. The FSS program allows the difference between the old rent and the proposed higher rent amount to be placed into an escrow account on behalf of the FSS participant. So, instead of the housing authority benefiting from the rent increase, the increase is deposited into the participant's escrow account. Upon graduation from the FSS program, the participant receives the amount that has accumulated in the escrow account. The money can be used as a security deposit for private rental apartment or towards the down payment for a home of their own. The objective of the program is to assist the participants to become self-sufficient so they will no longer require assistance from the government. The program has successfully graduated 139 families since 1993 with 45 families currently enrolled.

The Property Manager for the Senior Housing developments holds monthly meetings whereby residents are given the opportunity to state their concerns or ask questions regarding management, maintenance and/or safety issues. The function of the Resident Advisory Board is to help gather input from residents to determine and to prioritize the "physical needs" within public housing that require repairs or replacement such as windows, doors, sidewalks, etc. This information then

becomes an integral component of the annual plan and budget known as the Capital Fund Program. The Plan is submitted to HUD for review and approval for additional funding in order to respond to these needs. The annual planning and budgeting process requires a public hearing, which is held annually 45 days after a notice for the public hearing is advertised. Normally the public hearing is held in December. The final plan must be approved by the Board of Commissioners before it can be submitted to HUD. In addition, the City Manager must certify that their Annual Plan is consistent with the City's Consolidated Plan.

There is still a great need in Pueblo for houses in an affordable price range for families earning below the area median income of \$48,000. The Housing Authority will provide home ownership opportunities for their residents as funds for replacement housing become available; or working families are referred to other agencies, such as NeighborWorks, Inc., that offer home ownership opportunities. The Housing Authority has converted 32 of its working low-income renters into home owners since 1994. As the opportunity for home ownership becomes available, working families residing in public housing and Section 8 will be notified by mail. Those interested will be qualified and processed for the possibility of becoming a home owner. Each participating family may receive assistance for closing costs as well as money management and home maintenance training. Staff will be submitting a HOPE VI Revitalization application to HUD for \$20 Million. If the application is approved the funds will be used to demolish and replace 212 units of public housing. The replacement component will take place over a number of years as there will not be enough funds in the HOPE VI Grant to immediately replace all 212 units. In addition 50 of the new units will be converted to home ownership thereby giving 50 of the public housing and/or Sec 8 residents an opportunity to become home owners. Since 2001, the Section 8 Housing Choice Voucher program has converted 40 renters into home owners. Capital Fund Program (CFP) strategies undertaken to coincide with the Consolidated Plan include the upgrading of public housing dwellings in order to provide safe and decent housing for public housing residents. The exterior rehabilitation of public housing stock that takes place will enhance the appearance of the neighborhood as well. For 2007 and 2008, an anticipated annual budget of \$1,270,545 in federal funds will be expended towards the management needs and upgrading or rehabilitation of the agency's rental units. This action allows the HACP to maintain the condition of its rental units. This action allows the HACP to maintain the condition of its rental stock to HUD's Uniform Physical Conditions System (UPCS). The UPCS is a new system that replaced the Housing Quality System (HQS).

PUBLIC HOUSING DEVELOPMENT

The waiting list on October 23, 2007 was at 1,730 low-and very low-income families. The Housing Authority will make every effort to secure funding from HUD, Federal Home Loan Bank, The Colorado Division of Housing, The Colorado Housing and Finance Authority and the City of Pueblo through its Community Block Grants funds for the development and/or acquisition of additional rentals. This objective is to respond to the limited number of affordable rentals within the agency's jurisdictional boundaries. In addition, to help augment the needs for housing assistance for low-income families within the community, application will be made to HUD as additional vouchers become available.

Attachment: co002k01
Housing Authority of the City of Pueblo
Criteria for Substantial Deviations and Significant Amendments

Substantial Deviations from the 5-Year Plan

- Additions or deletions of Strategic Goals
- Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

Significant Amendments or Modification to the Annual Plan

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency* work items over \$25,000 (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds (if applicable) under the Capital Fund Program; and
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.

This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.

Attachment: co002101
Housing Authority of the Cit of Pueblo
Section 8 Project Based Voucher Program

Agencies utilizing the Section 8 Project Based Voucher Program, including certificate programs that were converted to vouchers or intending to utilize the Section 8 Project Based Voucher Program during the upcoming fiscal year are required to provide the following information.

Our agency is currently operating or intends to operate a Section 8 Project Based Voucher Program. Yes X No _____

Projected number of units: 51

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

Central Grade and Palo Verde; new Development (census tract 9.02)

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

Rehabilitation of substandard housing

**The PHA may attach Project Based Boucher to 25-unit low-income housing tax credit development for the elderly on the City's Eastside. The project would be located next to a current PH development of 25 elderly untes, 20-4. the new development would be located in census tract 9.02. This would allow for the expansion of needed affordable Housing for the elderly.*

Attachment: co002m01
Housing Authority of the City of Pueblo
VAWA Support and Assistance

Pueblo Housing Authority has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking.

The PHA goal to provide and improved living environment is being met by the PHA by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHAs partnering with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.

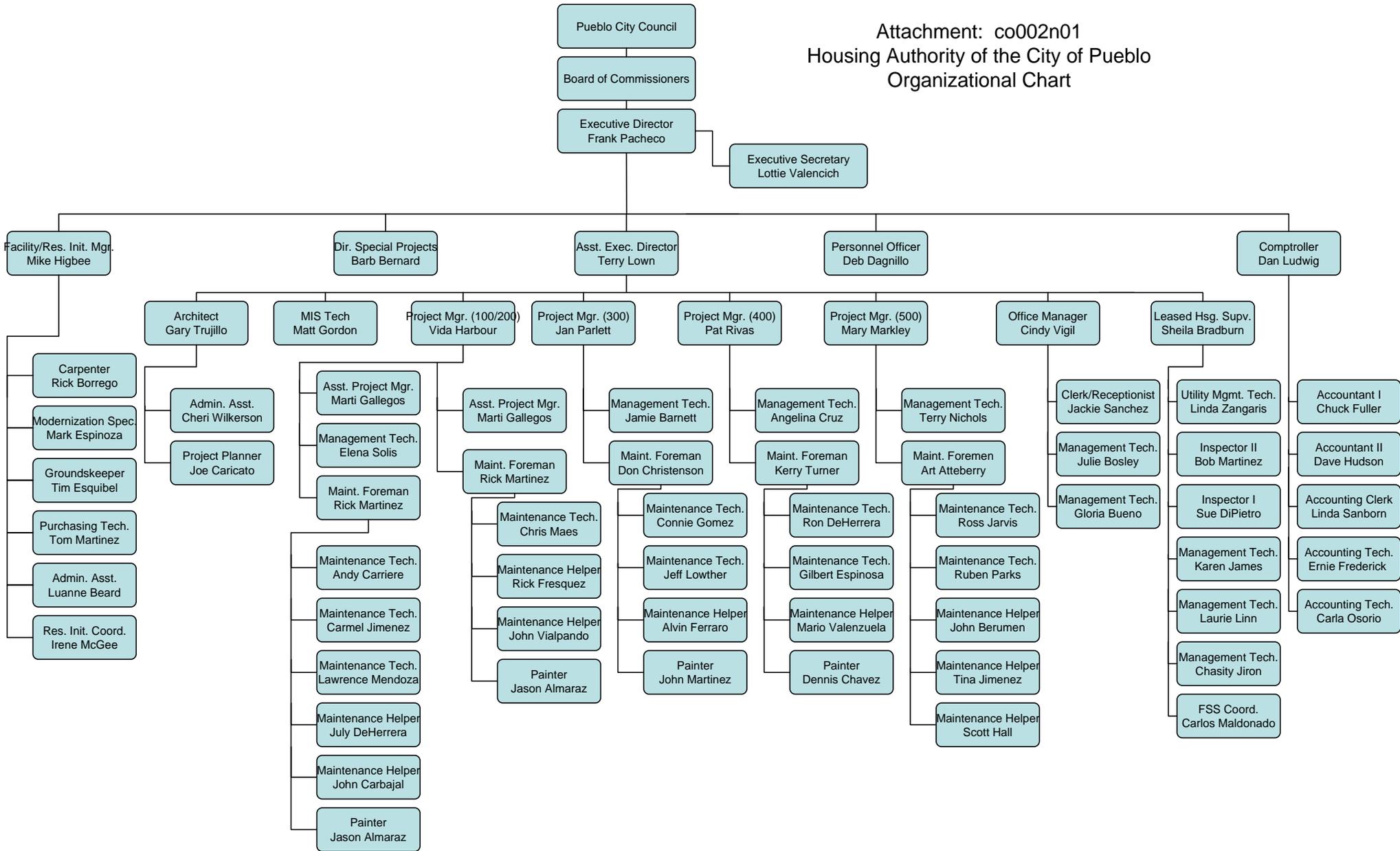
In addition, the PHAs amended its policies and procedures to include language and applicable provisions of the VAWA. It is the PHA's objective and intent to maintain compliance with all applicable requirements imposed by VAWA and to not turn away any victim of domestic violence, dating violence, or stalking.

The PHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking;
- Create and maintain collaborative partnerships between PHA victim service providers, law enforcement authorities, and other supportive groups to promote the safety and well-being of victims of domestic violence, dating violence, or staking (whether actual or imminent threat) who are assisted by PHA
- Ensure the physical safety of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by PHA maintain compliance with all applicable requirements imposed by VAWA.
- Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA.
- Train PHA staff on the confidentiality issues as required by VAWA.

The PHA is also providing a preference for victims of domestic violence. In addition, we have added the option to the transfer policy that will permit the family or individual affected by domestic violence, dating violence or stalking to take precedence over new admissions.

Attachment: co002n01
Housing Authority of the City of Pueblo
Organizational Chart



Capital Fund Program Five-Year Action Plan

Part I: Summary

12/27/2007

Attachment: **co002o01**

HA Name: Housing Authority of the City of Pueblo						<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Development Number/Name/HA- Wide	Year 1 2008	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5		
		FFY Grant: 2009 PHA FY: 2009	FFY Grant: 2010 PHA FY: 2010	FFY Grant: 2011 PHA FY: 2011	FFY Grant: 2012 PHA FY: 2012		
AMP 100 Fees and Costs		39,383.00	38,015.00	69,945.00	63,329.00		
AMP 100 Site Improvements		5,000.00	0.00	0.00	515,000.00		
AMP 100 Dwelling Structures		345,620.00	340,080.00	799,220.00	102,000.00		
AMP 100 Dwelling Equipment		8,000.00	8,800.00	8,800.00	8,800.00		
AMP 100 Non Dwelling Structures		212,000.00	203,000.00	200,000.00	287,700.00		
AMP 100 Non Dwelling Equipment		21,900.00	0.00	0.00	0.00		
AMP 200 Fees and Costs		5,355.00	630.00	1,330.00	0.00		
AMP 200 Site Improvements		0.00	4,000.00	4,000.00	0.00		
AMP 200 Dwelling Structures		76,500.00	5,000.00	15,000.00	0.00		
AMP 200 Dwelling Equipment		8,000.00	8,000.00	8,000.00	8,000.00		
AMP 200 Non Dwelling Equipment		0.00	25,000.00	0.00	0.00		
AMP 300 Fees and Costs		10,822.00	8,757.00	7,777.00	7,350.00		
AMP 300 Site Improvements		48,000.00	40,500.00	37,500.00	39,500.00		
AMP 300 Dwelling Structures		106,600.00	84,600.00	78,600.00	65,500.00		
AMP 300 Dwelling Equipment		16,000.00	16,000.00	16,000.00	16,000.00		
AMP 300 Non Dwelling Equipment		41,000.00	4,000.00	29,000.00	15,000.00		
AMP 400 Fees and Costs		5,646.00	3,857.00	4,942.00	2,702.00		
AMP 400 Site Improvements		20,600.00	29,600.00	20,600.00	20,600.00		
AMP 400 Dwelling Structures		60,000.00	25,500.00	50,000.00	18,000.00		
AMP 400 Dwelling Equipment		9,600.00	9,600.00	9,600.00	9,600.00		
AMP 400 Non Dwelling Equipment		27,725.00	25,350.00	28,200.00	0.00		
Agency Wide-Administration		127,055.00	127,055.00	127,055.00	127,055.00		
Agency Wide-Management Improvements		148,980.00	148,980.00	148,980.00	148,980.00		
Agency Wide-Non Dwelling Equipment		10,000.00	10,000.00	10,000.00	10,000.00		
Agency Wide-504 Compliance (5% of Budget)		-	-	-	-		
Agency Wide-Energy Conservation (5% of Budget)		-	-	-	-		
Agency Wide-Operations		127,055.00	127,055.00	127,055.00	127,055.00		
CFP Funds Listed for 5-Year planning		\$1,480,841.00	\$1,293,379.00	\$1,801,604.00	\$1,592,171.00		
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: 2009 PHA FY: 2009			Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009		
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Agency Wide	Management Improvements		Agency Wide	Administration	
		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:			As directed by PIH 2007-9 Supplement to HUD Handbook 7475.1 REV., CHG-1, Revised April 2007, Section 5 Capital Funds Program	
Annual		Resident Development Coordinator, responsible for the Community Work Responsibility Program	25,000.00		Capital Fund Program	
		Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	25,000.00		Management Fee 10% of Grant Amount	127,055.00
		Benefits, 40%	20,000.00		Total Administration	127,055.00
Statement		To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	4,480.00		Fees and Costs	
		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.	4,500.00		See AMP for direct cost for Architectural Services	0.00
		For compliance with Asset Management and Project Based Accounting regulations, contract for consulting services.	15,000.00			
		Training for staff for Asset Management/ Project-Based Accounting regulations	5,000.00			
		Consulting services to assist with demolition application/replacement housing application/tax credit application for Co 2-1	50,000.00			
		Total Management Improvements	\$148,980.00		Total Agency Wide Year 2	\$276,035.00

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

Activities for Year 1	Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
2008						
See	Agency Wide	Management Improvements		Agency Wide	For compliance with Asset Management and Project Based Accounting regulations,	15,000.00
		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:			contract for consulting services.	
					Training for staff for Asset Management/ Project-Based Accounting regulations	5,000.00
Annual					Consulting services to assist with demolition application/replacement housing application/tax credit application for Co 2-1	50,000.00
		Resident Development Coordinator, responsible for the Community Work Responsibility Program	25,000.00		Total Management Improvements	148,980.00
					Administration	
		Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	25,000.00		As directed by PIH 2007-9 Supplement to HUD Handbook 7475.1 REV., CHG-1, Revised April 2007, Section 5 Capital Funds Program	
Statement					Capital Fund Program	
		Benefits, 40%	20,000.00		Management Fee 10% of Grant Amount	127,055.00
					Total Administration	127,055.00
		To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	4,480.00		Fees and Costs	
					See AMP for direct cost for Architectural Services	0.00
		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.	4,500.00			
		<i>continued next column...</i>				
					Total Agency Wide Year 3	\$276,035.00

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011		
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Agency Wide	Management Improvements		Agency Wide	For compliance with Asset Management and Project Based Accounting regulations,	15,000.00
		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:			contract for consulting services.	
Annual					Training for staff for Asset Management/ Project-Based Accounting regulations	5,000.00
					Consulting services to assist with demolition application/replacement housing application/tax credit application for Co 2-1	50,000.00
		Resident Development Coordinator, responsible for the Community Work Responsibility Program	25,000.00		Total Management Improvements	148,980.00
					Administration	
					As directed by PIH 2007-9 Supplement to HUD Handbook 7475.1 REV., CHG-1, Revised April 2007, Section 5 Capital Funds Program	
		Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	25,000.00		Capital Fund Program	
Statement					Management Fee 10% of Grant Amount	127,055.00
		Benefits, 40%	20,000.00		Total Administration	127,055.00
					Fees and Costs	
		To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	4,480.00		See AMP for direct cost for Architectural Services	0.00
		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.	4,500.00			
		<i>Continued next column.....</i>				
					Total Agency Wide Year 4	\$276,035.00

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

Activities for Year 1	Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Agency Wide	Management Improvements		Agency Wide	For compliance with Asset Management and Project Based Accounting regulations,	15,000.00
		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:			contract for consulting services.	
					Training for staff for Asset Management/ Project-Based Accounting regulations	5,000.00
Annual					Consulting services to assist with demolition application/replacement housing application/tax credit application for Co 2-1	50,000.00
		Resident Development Coordinator, responsible for the Community Work Responsibility Program	25,000.00		Total Management Improvements	148,980.00
Statement					Administration	
		Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	25,000.00		As directed by PIH 2007-9 Supplement to HUD Handbook 7475.1 REV., CHG-1, Revised April 2007, Section 5 Capital Funds Program	
					Capital Fund Program	
					Management Fee 10% of Grant Amount	127,055.00
		Benefits, 40%	20,000.00		Total Administration	127,055.00
					Fees and Costs	
		To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	4,480.00		See AMP for direct cost for Architectural Services	0.00
		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.	4,500.00			
		<i>Continued next column.....</i>				
					Total Agency Wide Year 5	\$276,035.00

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: co002p01

Annual Statement /Performance and Evaluation Report

12/27/2007

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: CO06P002501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2007</p>
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending **9/30/07**
 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	125,539.00		0.00	0.00
3	1408 Management Improvements	175,628.00		79,500.00	16,500.00
4	1410 Administration	212,000.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	25,000.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	213,300.00		0.00	0.00
10	1460 Dwelling Structures	390,578.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	14,500.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	114,000.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$1,270,545.00		\$79,500.00	\$16,500.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	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: CO06P002501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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	Operations	1406		125,539.00				
	Total Operations			125,539.00				
	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		25,000.00				
	Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	1408		25,000.00				
	Benefits, 40%	1408		20,000.00				
	To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	1408		4,480.00				
	Subtotal 1408			74,480.00				

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: CO06P002501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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	To continue the HACP emphasis on							
	resident empowerment the resident							
	training program plans to contract with							
	Pueblo employers to place several residents	1408		4,500.00				
	in regular jobs.							
	For compliance with Asset Mangement	1408		15,000.00				
	and Project Based Accounting regulations,							
	contract for consulting services.							
	Training for staff for Asset Management/ Project-Based Accounting regulations	1408		5,000.00				
	Contract electronic archiving of blue prints							
	and building specifications	1408		4,500.00				
	Energy Audit	1408		7,000.00				
	Consulting services to assist with							
	demoliton application/replacement housing							
	application/tax credit application for Co 2-1	1408		65,148.00		79,500.00	16,500.00	
	Subtotal 1408			101,148.00		79,500.00	16,500.00	
	Total Management Improvements			175,628.00		79,500.00	16,500.00	

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: CO06P002501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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		55,000.00				
	Benefits			30,000.00				
	Sundry administrative expenses such as							
	telephone, office supplies, Fidelity Bond, etc.	1410		10,000.00				
	In house Architectural staff salaries							
	Architect, two Draftsmen, Technical Support	1410		75,000.00				
	Benefits	1410		42,000.00				
	Total Administration			212,000.00				
	Fees and Costs							
	Contract engineering costs, sundry costs such as							
	printing, computer supplies, computer	1430		25,000.00				

Annual Statement/Performance and Evaluation Report
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: CO06P002501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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:							
	Replace plotter for architectural specifications	1475		9,000.00				
	Systematic replacement of aging computer hardware, upgrade PC Software	1,475		20,000.00				
	Systematic replacement of aging printers	1475		8,000.00				
	Equipment for Development Office in response to Asset Management Regulations	1475		5,000.00				
	Purchase electronic compatible storage cabinets.	1475		7,000.00				
	Systematic replacement of broken office furniture i.e; computer desk, shelving, computer workstand, binder racks, flammable cabinets	1475		1,000.00				
	Systematic replacement of power equipment to include woodworking, painting, welding, grounds, generator, janitorial equipment	1475		5,000.00				
	Systematic replacement of office equipment and furniture To maintain its properties in their excell- ent condition, the HACP must have quality, professional equipment.	1475		1,000.00				

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: CO06P002501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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	
	Systematic replacement of vehicles based on mileage (< 100,000 miles) and age (< 15 years old) 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.	1475		25,000.00				
	Replace printer/copiers for planning and accounting departments	1475		30,000.00				
	The upgraded work order and inventory software will require handheld code scanners to efficiently operate.	1475		3,000.00				
	Total Non Dwelling Equipment			114,000.00				
	Dwelling equipment							
	20 stove and refrigerators @ \$725 per set			14,500.00				

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: CO06P002501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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	Site Improvement							
	Total Site Improvement			0.00				
	Dwelling Structures							
	Brick repair			12,500.00				
	Exterior trim painting			2,500.00				
	Air conditioners			5,000.00				
	Total Dwelling Structures			20,000.00				
	Total CO06P002010			20,000.00				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: co002q01

Annual Statement /Performance and Evaluation Report 11/12/2007
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: CO06P00250106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending **9/30/07**
 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	125,540.00	125,540.00	125,540.00	125,540.00
3	1408 Management Improvements	63,342.00	113,343.00	52,290.21	52,290.21
4	1410 Administration	162,404.00	162,404.00	111,487.98	111,487.98
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	25,086.00	25,086.00	5,356.27	5,356.27
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	301,963.00	153,854.00	17,699.98	17,699.98
10	1460 Dwelling Structures	449,457.00	653,780.00	468,461.39	213,347.29
11	1465.1 Dwelling Equipment-Nonexpendable	12,991.00	12,991.00	16,151.00	16,151.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	114,615.00	114,615.00	51,621.62	51,621.62
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	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$1,255,398.00	\$1,361,613.00	\$848,608.45	\$593,494.35
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	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: CO06P00250106 Replacement Housing Factor Grant No:						Federal FY of Grant: 2006
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	Operations	1406		125,540.00	125,540.00	125,540.00	125,540.00	
	Total Operations			125,540.00	125,540.00	125,540.00	125,540.00	
	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		13,439.00	13,439.00	6,970.77	6,970.77	
	Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	1408		11,647.00	11,647.00	0.00	0.00	
	Benefits, 40%	1408		10,034.00	10,034.00	3,425.48	3,425.48	
	To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	1408		4,480.00	4,480.00	0.00	0.00	
	Subtotal 1408			39,600.00	39,600.00	10,396.25	10,396.25	

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: CO06P00250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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	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		4,480.00	4,480.00	0.00	0.00	
	For compliance with Asset Mangement and Project Based Accounting regulations, contract for consulting services.	1408		13,438.00	13,439.00	811.63	811.63	
	Training for staff for Asset Management/ Project-Based Accounting regulations	1408		1,344.00	1,344.00	213.75	213.75	
	Contract electronic archiving of blue prints and building specifications	1408		4,480.00	4,480.00	0.00	0.00	
	Consulting services to assist with demolition application/replacement housing application/tax credit application for Co 2-1	1408		0.00	50,000.00	40,868.58	40,868.58	
	Subtotal 1408			23,742.00	73,743.00	41,893.96	41,893.96	
	Total Management Improvements			\$63,342.00	\$113,343.00	\$52,290.21	\$52,290.21	

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: CO06P00250106 Replacement Housing Factor Grant No:					Federal FY of Grant: 2006	
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		39,367.00	39,367.00	16,927.89	16,927.89	
	Benefits			26,242.00	26,242.00	3,941.39	3,941.39	
	Sundry administrative expenses such as							
	telephone, office supplies, Fidelity Bond, etc.	1410		7,167.00	7,167.00	1,627.62	1,627.62	
	In house Architectural staff salaries							
	Architect, two Draftsmen, Technical Support	1410		64,040.00	64,040.00	65,412.19	65,412.19	
	Benefits	1410		25,588.00	25,588.00	23,578.89	23,578.89	
	Total Administration			162,404.00	162,404.00	111,487.98	111,487.98	
	Fees and Costs							
	Contract engineering costs, sundry costs such as							
	printing, computer supplies, computer	1430		25,086.00	25,086.00	5,356.27	5,356.27	

**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: CO06P00250106 Replacement Housing Factor Grant No:					Federal FY of Grant: 2006	
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:							
	Replace plotter for architectural specifications	1475		8,959.00	8,959.00	0.00	0.00	
	Systematic replacement of aging computer hardware, upgrade PC Software	1,475		19,621.00	19,621.00	7,691.95	0.00	
	Systematic replacement of aging printers	1475		8,959.00	8,959.00	0.00	0.00	
	Equipment for Development Office in response to Asset Management Regulations	1475		5,465.00	5,465.00	1,763.84	1,763.84	
	Purchase electronic compatible storage cabinets.	1475		7,167.00	7,167.00	0.00	0.00	
	Systematic replacement of broken office furniture i.e; computer desk, shelving, computer workstand, binder racks, flammable cabinets	1475		824.00	824.00	1,803.94	1,803.94	
	Systematic replacement of power equipment to include woodworking, painting, welding, grounds, generator, janitorial equipment	1475		6,728.00	6,728.00	5,727.09	2,727.09	
	Systematic replacement of office equipment and furniture To maintain its properties in their excell- ent condition, the HACP must have quality, professional equipment.	1475		448.00	448.00	0.00	0.00	

**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: CO06P00250106 Replacement Housing Factor Grant No:					Federal FY of Grant: 2006	
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	
	Systematic replacement of vehicles based on mileage (< 100,000 miles) and age (< 15 years old)	1475		26,878.00	26,878.00	16,172.80	16,172.80	
	To maintain the HACCP 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.							
	Replace printer/copiers for planning and accounting departments	1475		26,878.00	26,878.00	18,462.00	18,462.00	
	The upgraded work order and inventory software will require handheld code scanners to efficiently operate.	1475		2,688.00	2,688.00	0.00	0.00	
	Total Non Dwelling Equipment			114,615.00	114,615.00	51,621.62	40,929.67	
	Dwelling equipment							
	20 stove and refrigerators @ \$725 per set			12,991.00	12,991.00	16,151.00	16,151.00	

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: CO06P00250106 Replacement Housing Factor Grant No:						Federal FY of Grant: 2006
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 Improvements:							
	Scattered site sod replacement	1450		20,000.00	0.00	771.41	771.41	
	Total Site Improvements:			20,000.00	0.00	771.41	771.41	
	Total CO002002			\$20,000.00	\$0.00	\$771.41	\$771.41	

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: CO06P00250106 Replacement Housing Factor Grant No:					Federal FY of Grant: 2006	
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 painting/fascia & gutter	1460		26,878.00	26,878.00	2,275.83	2,275.83	
	Total Dwelling Structures:			26,878.00	26,878.00	2,275.83	2,275.83	
	Total CO002008			\$26,878.00	\$26,878.00	\$2,275.83	\$2,275.83	

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: CO06P00250106		Replacement Housing Factor Grant No:				Federal FY of Grant: 2006
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	Site Improvement							
	Repair/install fence	1450		6,540.00	0.00	0.00	0.00	
	Landscaping and sod replacement	1450		9,004.00	0.00	0.00	0.00	
	Site Lighting	1450		1,568.00	0.00	0.00	0.00	
	Regrade site for proper drainage	1450		5,023.00	0.00	0.00	0.00	
	Total Site Improvement			22,135.00	0.00	0.00	0.00	
	Dwelling Structures			0.00	427,908.14	399,436.96	144,322.86	From CP Co06P002501-05
	Replace entry doors, deadbolt locks	1460		36,061.00	0.00	0.00	0.00	
	Replace interior doors	1460		4,435.00	0.00	0.00	0.00	
	Replace kitchen cabinets, bathroom lavatory, plumbing fixtures and trim	1460		18,249.00	0.00	0.00	0.00	
	Paint unit interiors	1460		0.00	0.00	0.00	0.00	
	Paint unit interiors	1460		27,953.00	0.00	0.00	0.00	
	Replace kitchen and bath cabinets	1460		43,836.00	3,524.91	3,524.91	3,524.91	
	Replace electrical fixtures	1460		4,300.00	0.00	0.00	0.00	
	Replace flooring	1460		70,564.00	0.00	0.00	0.00	
	Total Dwelling Structures			205,398.00	431,433.05	402,961.87	147,847.77	
	Total CO06P002010			\$227,533.00	\$431,433.05	\$402,961.87	\$147,847.77	

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: CO06P00250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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	Dwelling Structures:							
	Replace interior doors	1460		1,075.00	1,075.00	1,291.35	1,291.35	
	Exterior painting	1460		3,584.00	3,584.00	0.00	0.00	
	Total Dwelling Structures			4,659.00	4,659.00	1,291.35	1,291.35	
	Total CO002027			\$4,659.00	\$4,659.00	\$1,291.35	\$1,291.35	

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: CO06P00250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number <u>(2) 5/2/07</u>		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 09/30/2007		<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	140,123.00	140,123.00	140,123.00	140,123.00	
3	1408 Management Improvements	66,700.00	66,700.00	66,700.00	52,222.31	
4	1410 Administration	181,270.00	202,176.17	202,176.17	202,176.17	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	25,000.00	17,057.82	17,057.82	17,580.39	
8	1440 Site Acquisition					
9	1450 Site Improvement	221,965.00	75,685.00	75,685.00	21,962.00	
10	1460 Dwelling Structures	675,149.00	800,163.01	800,163.01	678,566.49	
11	1465.1 Dwelling Equipment-Nonexpendable	14,500.00	22,802.00	22,802.00	21,510.00	
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	76,530.00	76,530.00	76,530.00	75,263.41	
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)	\$1,401,237.00	\$1,401,237.00	\$1,401,237.00	\$1,209,403.77	
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					

Frank D. Pacheco, Executive Director

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		
Agency Wide	Operations		Total 1406	1406		140,123.00	140,123.00	140,123.00	140,123.00
	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	28,738.70	28,738.70	28,738.70	
	Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	1408			13,000.00	0.00	0.00	0.00	
	Benefits, 40%	1408			11,200.00	9,598.78	9,598.78	9,598.78	
	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	0.00	0.00	
	Page total				184,323.00	178,460.48	178,460.48	178,460.48	

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	10,000.00	10,000.00	8,200.00	
	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	3,123.22	3,123.22	3,123.22	
	Training for staff to meet requirements of QHWRA including: New Policies, PHAS/New Regulations/ Uniform Inspections.	1408		1,500.00	2,561.61	2,561.61	2,561.61	
	Contract electronic archiving of blue prints and building specifications	1408		5,000.00	0.00	0.00	0.00	
	Asset Management Consulting	1408		10,000.00	12,677.69	12,677.69	0.00	
	Page total			22,500.00	28,362.52	28,362.52	13,884.83	
	Total Management Improvements			\$66,700.00	\$66,700.00	\$66,700.00	\$52,222.31	

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	1410						
	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	57,596.14	57,597.97	57,597.97	
	Benefits			29,290.00	16,769.77	16,769.77	16,769.77	
	Sundry administrative expenses such as							
	telephone, office supplies, Fidelity Bond, etc.	1410		8,000.00	14,702.86	14,767.44	14,797.44	
	In house Architectural staff salaries							
	Architect, two Draftsmen, Technical Support	1410		71,480.00	84,547.40	142,192.34	142,192.34	
	Benefits	1410		28,560.00	28,560.00	59,469.08	59,469.08	
	Total Administration			181,270.00	202,176.17	290,796.60	290,826.60	
	Fees and Costs							
	Contract engineering costs, sundry costs such as							
	printing, computer supplies, computer	1430		25,000.00	17,057.82	17,057.82	17,580.39	

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	
HA Wide	Non Dwelling Equipment							
	Scanner to transfer printed data to computer storage to include writable CD's			5,000.00	0.00	0.00	0.00	Combined with Office Equipment and Computer Equipment Lines
	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			5,000.00	0.00	0.00	0.00	Combined with Office Equipment and Computer Equipment Lines
	To use with upgraded Autocad and Landcad programs.							
	Systematic replacement of aging computer hardware			8,000.00	6,602.08	6,602.08	6,602.08	
	Systematic replacement of 9 aging printers			2,600.00	0.00	0.00	0.00	Combined with Office Equipment and Computer Equipment Lines
	Systematic replacement of broken office furniture i.e; computer desk, shelving, computer workstand, binder racks, flammable cabinets			920.00	0.00	0.00	0.00	Combined with Office Equipment and Computer Equipment Lines
	Systematic replacement of power equipment to include woodworking, painting, welding, grounds, generator, janitorial equipment			7,510.00	8,491.97	8,491.97	8,548.77	

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	
	Systematic replacement of office equipment and furniture			500.00	25,773.35	25,773.35	24,449.96	
	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)			30,000.00	35,662.60	35,662.60	35,662.60	
	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.							
	Replace paper handling equipment to include: separator, collator, folder, stuffer			4,000.00	0.00	0.00	0.00	
	High Speed Printer			8,000.00	0.00	0.00	0.00	
	As stated in the Management Improvements Needs Assessment, the HACP upgrading its computers and software to maintain our high level of performance.							

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	
CO002003	EMERGENCY							
	Dwelling Structures:							
	Replace carpet	1460		4,250.00	1,876.04	1,876.04	1,876.04	
	Retrofit units for sight and hearing impaired	1460		3,600.00	0.00	0.00	0.00	
	Handicapped accessible door openers	1460		20,000.00	20,000.00	20,000.00	3,818.98	
	HVAC Repair - emergency	1460		0.00	4,300.00	4,300.00	4,300.00	
	Total Dwelling Structures:			27,850.00	26,176.04	26,176.04	9,995.02	
	Landscape improvements	1450		10,000.00	0.00	0.00	0.00	
	Total Site Improvements			10,000.00	0.00	0.00	0.00	
	Total CO002003			\$37,850.00	\$26,176.04	\$26,176.04	\$9,995.02	

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	
CO002008	Dwelling Structures							
	Exterior Paint	1460		2,250.00	0.00	0.00	0.00	Moved to Cap Fund 2006
	Window replacement	1460		1,500.00	0.00	0.00	0.00	
	General Renovation	1460		1,250.00	0.00	0.00	0.00	
	Replace exterior doors, locks, patio doors	1460		1,175.00	0.00	0.00	0.00	
	Replace interior and exterior light fixtures	1460		2,363.00	0.00	0.00	0.00	
	Replace electrical fixtures	1460		2,500.00	0.00	0.00	0.00	
	Replace kitchen counters and cabinets	1460		4,100.00	2,273.11	2,273.11	2,273.11	
	Replace garage doors	1460		250.00	0.00	0.00	0.00	
	Replace interior doors	1460		1,500.00	0.00	0.00	0.00	
	Standardize plumbing, bathroom fixtures.	1460		6,000.00	0.00	0.00	0.00	
	Patch/paint interiors after repairs	1460		9,000.00	0.00	0.00	0.00	
	Replace floor tile	1460		5,000.00	414.47	414.47	414.47	
	Total Dwelling Structures:			36,888.00	2,687.58	2,687.58	2,687.58	
	Site Improvements							
	Concrete repair	1450		4,025.00	0.00	0.00	0.00	
	Install time irrigation systems	1450		12,680.00	0.00	0.00	0.00	
	Parking lot asphalt repair	1450		5,800.00	0.00	0.00	0.00	
	Regrade sites for proper drainage	1450		2,000.00	0.00	0.00	0.00	
	Total Site Improvements			24,505.00	0.00	0.00	0.00	
	Total CO002008			\$61,393.00	\$2,687.58	\$2,687.58	\$2,687.58	

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	Original Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO06P002010	Dwelling Structures				248,286.79	248,286.79	221,851.59	
	Replace entry doors, deadbolt locks	1460		20,125.00		0.00	0.00	
	Replace interior doors	1460		2,475.00		0.00	0.00	
	Replace kitchen cabinets, bathroom lavatory, plumbing fixtures and trim	1460		14,250.00		0.00	0.00	
	Paint unit interiors	1460		15,600.00		0.00	850.37	
	Replace kitchen and bath cabinets	1460		29,464.00		0.00	3,104.05	
	Replace electrical fixtures	1460		2,400.00		0.00	0.00	
	Replace flooring	1460		39,381.00		0.00	9,683.87	
	Furnace replacement	1460					4,632.00	
	Total Dwelling Structures			123,695.00	248,286.79	248,286.79	240,121.88	
	Site Improvement							
	Repair/install fence	1450		3,650.00	0.00	0.00	0.00	
	Landscaping and sod replacement	1450		5,025.00	0.00	0.00	0.00	
	Site Lighting	1450		875.00	0.00	0.00	0.00	
	Regrade site for proper drainage	1450		2,250.00	0.00	0.00	0.00	
	Total Site Improvement			11,800.00	0.00	0.00	0.00	
	Total CO06P002010			\$135,495.00	\$248,286.79	\$248,286.79	\$240,121.88	

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	
Co06P002014	Site Improvements:							
		1450		0.00	0.00	0.00	0.00	
	Total Site Improvements:			0.00	0.00	0.00	0.00	
	Dwelling Structures:							
	Replace carpet in units	1460		7,150.00	698.42	698.42	698.42	
	Replace bathroom fixtures	1460		1,875.00	0.00	0.00	0.00	
	Handicap accessible door openers	1460		20,000.00	20,000.00	20,000.00	0.00	
	Total Dwelling Structures			29,025.00	20,698.42	20,698.42	698.42	
	Total CO06P002014			\$29,025.00	\$20,698.42	\$20,698.42	\$698.42	

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	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	0.00	0.00	0.00	
	Total Site Improvements:			1,500.00	0.00	0.00	0.00	
	Dwelling Structures:							
	Patch/paint interiors	1460	2	4,320.00	0.00	0.00	0.00	Trans for Cap Fund 2006
	Replace flooring	1460	2	3,000.00	0.00	0.00	0.00	
	Install sewer cleanouts	1460	4	4,320.00	0.00	0.00	0.00	
	Replace light fixtures	1460		3,275.00	0.00	0.00	0.00	
	Replace bath lavatories and faucets	1460		3,205.00	0.00	0.00	0.00	
	General renovations	1460		3,000.00	0.00	0.00	0.00	
	Total Dwelling Structure			21,120.00	0.00	0.00	0.00	
	Total CO06P002015			\$22,620.00	\$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 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	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	0.00	0.00	0.00	
	Recondition/resod lawns	1450		4,875.00	0.00	0.00	0.00	
	Total Site Improvements:			9,875.00	0.00	0.00	0.00	
	Dwelling Structures:							
	504 Conversion	1460		0.00	16,975.30	16,975.30	16,975.30	
	Replace flooring	1460		2,300.00	2,857.36	2,857.36	2,857.36	
	Replace garage doors	1460		750.00	0.00	0.00	0.00	
	Install sewer cleanouts	1460		1,500.00	0.00	0.00	0.00	
	Replace bathroom fixtures	1460		3,000.00	6,210.86	6,210.86	6,210.86	
	Replace deadbolt locks	1460		4,800.00	0.00	0.00	0.00	Work items trans to Cap Fund 2006
	Replace interior doors and hardware	1460		4,000.00	0.00	0.00	0.00	
	Install bathroom exhaust fans	1460		775.00	0.00	0.00	0.00	
	Install range hoods, grease shields	1460		750.00	0.00	0.00	0.00	
	Replace light fixtures	1460		4,000.00	0.00	0.00	0.00	
	Provide GFI recepticles/upgrade smoke detectors	1460		3,000.00	0.00	0.00	0.00	
	Paint unit interiors	1460		5,000.00	0.00	0.00	0.00	
	Total Dwelling Structure			29,875.00	26,043.52	26,043.52	26,043.52	
	Total CO06P002018			\$39,750.00	\$26,043.52	\$26,043.52	\$26,043.52	

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	
Co06P002020	Site Improvements:							
	Landscaping/sod replacement	1450	2	2,925.00	0.00	0.00	0.00	Work trans to Cap Fund 2006
	Repair/replace concrete	1450		2,500.00	0.00	0.00	0.00	
	Trim trees/replace trees	1450		500.00	0.00	0.00	0.00	
	Fence	1450		0.00	3,632.00	3,632.00	3,632.00	
	Total Site Improvements:			5,925.00	3,632.00	3,632.00	3,632.00	
	Dwelling Structures:							
	Kitchen/bath fixtures, electrical fixtures cabinets/countertops/paint as needed	1460	5	-	-	-	-	Work trans to Cap Fund 2006
	Replace interior doors	1460	5	8,000.00	0.00	0.00	0.00	
	Replace flooring	1460	1	8,000.00	1,959.15	1,959.15	1,959.15	
	Sewer cleanouts	1460	2	1,000.00	0.00	0.00	0.00	
	Replace Windows	1460		3,000.00	0.00	0.00	0.00	
	Stucco, exterior painting, fascia, gutter	1460		1,000.00	0.00	0.00	0.00	
	Replace exterior doors	1460		1,500.00	0.00	0.00	0.00	
	Replace water heaters	1460		2,940.00	0.00	0.00	0.00	
	Provide GFI receptacles/upgrade smoke detectors, upgrade lighting	1460		10,000.00	0.00	0.00	0.00	
	Furnace Replacement	1460		0.00	4,640.00	4,640.00	4,640.00	
	Roof Replacement	1460		0.00	17294.04	17294.04	17294.04	
	Total Dwelling Structures			45,440.00	28,791.57	28,791.57	28,791.57	
	Total CO002020			\$51,365.00	\$32,423.57	\$32,423.57	\$32,423.57	

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	
Co06P002022	Site Improvements:							
	Concrete repairs	1450	3	1,800.00	0.00	0.00	0.00	Trans to Cap Fund 2006
	Total Site Improvements			1,800.00	0.00	0.00	0.00	
	Dwelling Structures:							
	Replace exterior doors & locks	1460	3	4,000.00	0.00	0.00	0.00	Trans to Cap Fund 2006
	Replace interior doors & bi-folds	1460	3	4,000.00	0.00	0.00	0.00	
	Replace flooring	1460	1		3,498.95	3,498.95	3,498.95	
	Interior paint	1460	2	1,793.00	0.00	0.00	0.00	
	Provide/upgrade smoke detectors	1460		2,520.00	0.00	0.00	0.00	
	Refinish/replace kitchen cabinets, faucets	1460		2,760.00	0.00	0.00	0.00	
	Total Dwelling Structures			15,073.00	3,498.95	3,498.95	3,498.95	
	Total CO002022			\$16,873.00	\$3,498.95	\$3,498.95	\$3,498.95	

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	
Co06P002025	Site Improvements:			0.00	0.00	0.00	0.00	
	Total Site Improvements			0.00	0.00	0.00	0.00	
	Dwelling Structures:							
	Replace exterior doors & locks	1460	3	2,300.00	0.00	0.00	0.00	
	Exterior painting	1460		2,500.00	0.00	0.00	0.00	
	Flooring replacement	1460		0.00	295.75	295.75	295.75	
	Interior paint	1460	2	3,285.00	0.00	0.00	0.00	
	Total Dwelling Structures			8,085.00	295.75	295.75	295.75	
	Total CO002025			8,085.00	295.75	295.75	295.75	

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	
Co06P002027	Site Improvements:			0.00	0.00	0.00	0.00	
	Total Site Improvements			0.00	0.00	0.00	0.00	
	Dwelling Structures:							
	Replace interior doors & bi-folds	1460	3	1,200.00	0.00	0.00	0.00	
	Exterior painting	1460		4,400.00	0.00	0.00	0.00	
	Total Dwelling Structures			5,600.00	0.00	0.00	0.00	
	Total CO002027			5,600.00	0.00	0.00	0.00	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: co002s01

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

PHA Name: <p align="center">Housing Authority of the City of Pueblo</p>	Grant Type and Number: Capital Fund Program No: CO06P00250104 Replacement Housing Factor Grant No:	Federal FY of Grant: <p align="center">2004</p>
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number Final _____
 Performance and Evaluation Report for Program Year Ending **9.30.2007**
 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	145,487.00	145,487.00	145,487.00
3	1408 Management Improvements	56,700.00	81,507.21	81,507.21	81,507.21
4	1410 Administration	181,270.00	181,270.00	181,270.00	181,270.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000.00	25,000.00	25,000.00	25,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	32,400.00	83,195.62	83,195.62	83,195.62
10	1460 Dwelling Structures	874,515.00	732,859.96	732,859.96	732,859.96
11	1465.1 Dwelling Equipment-Nonexpendable	15,000.00	11,106.00	11,106.00	11,106.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	54,500.00	194,446.21	194,446.21	194,446.21
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	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	\$1,454,872.00	\$1,454,872.00	\$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				

Frank D. Pacheco, Executive Director

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	
	Operations	1406		145,487.00	145,487.00	145,487.00	145,487.00	
	Total Operations							
	Administration	1410						
	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	43,940.00	43,940.00	43,940.00	
	Benefits			29,290.00	29,290.00	29,290.00	29,290.00	
	Sundry administrative expenses such as							
	telephone, office supplies, Fidelity Bond, etc.	1410		8,000.00	8,000.00	8,000.00	8,000.00	
	In house Architectural staff salaries							
	Architect, two Draftsmen, Technical Support	1410		71,480.00	71,480.00	71,480.00	71,480.00	
	Benefits	1410		28,560.00	28,560.00	28,560.00	28,560.00	
	Total Administration			181,270.00	181,270.00	181,270.00	181,270.00	
	Fees and Costs							
	Contract engineering costs, sundry costs such as							
	printing, computer supplies, computer	1430		25,000.00	25,000.00	25,000.00	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	11,231.63	11,231.63	11,231.63	
	Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	1408		13,000.00	33,694.89	33,694.89	33,694.89	
	Benefits, 40%	1408		11,200.00	5,745.00	5,745.00	5,745.00	
	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	15,000.00	15,000.00	15,000.00	
	Page total			44,200.00	65,671.52	65,671.52	65,671.52	

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

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				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	0.00	0.00	0.00	Transferred to FY 2005
	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	1,142.75	1,142.75	1,142.75	
	Training for staff to meet requirements of QHWRA including: New Policies, PHAS/New Regulations/Uniform Inspections.	1408		1,500.00	14,692.94	14,692.94	14,692.94	
	Contract electronic archiving of blue prints and building specifications	1408		5,000.00	5,000.00	5,000.00		
	Page total			12,500.00	20,835.69	20,835.69	15,835.69	
	Total Management Improvements			\$56,700.00	\$86,507.21	\$86,507.21	\$81,507.21	

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

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				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	128,115.67	128,115.67	128,115.67	
	Continuing replacement of aging maintenance and housing management vehicles. This is a continuation of Five Year Plan.	1475		20,000.00	14,913.60	14,913.60	14,913.60	
	Handheld computers	1475		5,000.00	27,024.36	27,024.36	27,024.36	
	Continuing replacement of aging maintenance equipment. This is a continuation of the of 5 Yr. Plan	1475		2,500.00	344.58	344.58	344.58	
	Continuing replacement of aging office furnishings. This is a continuation of the Five Year Plan.	1475		2,000.00	1,012.00	1,012.00	1,012.00	
	Community Space Equipment	1475		0.00	23,036.00	23,036.00	23,036.00	
	Total Non Dwelling Equipment			54,500.00	194,446.21	194,446.21	194,446.21	
	Replacement of refrigerators and stoves	1465		15,000.00	11,106.00	11,106.00	11,106.00	
	Total Dwelling Equipment			15,000.00	11,106.00	11,106.00	11,106.00	

Annual Statement/Performance and Evaluation Report
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				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	1,950.00	1,950.00	1,950.00	
	Replace carpet	1460		4,250.00	7,641.13	7,641.13	7,641.13	
	Replace GFI, duplex outlets, switches, e	1460		26,775.00	0.00	0.00	0.00	
	Replace smoke seals on doors	1460		20,900.00	0.00	0.00	0.00	
	Total Dwelling Structures:			351,925.00	9,591.13	9,591.13	9,591.13	
	Relocation during sewer vent line repairs	1495		70,000.00	0.00	0.00	0.00	
	Total Relocation:			70,000.00	0.00	0.00	0.00	
	Total CO002003			\$421,925.00	\$9,591.13	\$9,591.13	\$9,591.13	

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

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				Original	Revised	Funds Obligated	Funds Expended	
CO002005	Dwelling Structures:							
	Replace interior doors/hardware	1460		7,500.00	1,041.92	1,041.92	1,041.92	
	Replace flooring	1460		22,500.00	10,710.00	10,710.00	10,710.00	
	Completion of comprehensive rehab from FY 2003 Capital Fund	1460		251,576.00	549,018.95	549,018.95	549,018.95	
	Total Dwelling Structures:			281,576.00	560,770.87	560,770.87	560,770.87	
	Site Improvements	1450		0.00	960.62	960.62	960.62	
	Landscaping							
	Total Site Improvements:			0.00	960.62	960.62	960.62	
	Total CO002005			\$281,576.00	\$562,692.11	\$562,692.11	\$562,692.11	

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

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				Original	Revised	Funds Obligated	Funds Expended	
CO002008	Site Improvements:							
	Total Site Improvements:			0.00	0.00	0.00	0.00	
	Dwelling Structures:							
	Replace interior doors		1460	5,000.00	0.00	0.00	0.00	
	Standardize plumbing, bathroom fixtures.		1460	5,000.00	4,786.74	4,786.74	4,786.74	
	Patch/paint interiors after repairs		1460	5,000.00	714.40	714.40	714.40	
	Replace floor tile		1460	5,000.00	1,626.00	1,626.00	1,626.00	
	Fence		1450	0.00	1,561.00	1,561.00	1,561.00	
	Total Dwelling Structures:			20,000.00	8,688.14	8,688.14	8,688.14	
	Total CO002008			\$20,000.00	\$8,688.14	\$8,688.14	\$8,688.14	

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

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				Original	Revised	Funds Obligated	Funds Expended	
CO002009	Site Improvements:							
	Fence repair		1450	0.00	1,379.00	1,379.00	1,379.00	
	Total Site Improvements:			0.00	1,379.00	1,379.00	1,379.00	
	Dwelling Structures:							
	Replace floor tile		1460	0.00	1,283.25	1,283.25	1,283.25	
	Total Dwelling Structures:			0.00	1,283.25	1,283.25	1,283.25	
	Total CO002009			\$0.00	\$2,662.25	\$2,662.25	\$2,662.25	

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Part II: Supporting Pages

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				Original	Revised	Funds Obligated	Funds Expended	
Co06P002014	Site Improvements:							
		1450						
	Total Site Improvements:			0.00	0.00	0.00	0.00	
	Dwelling Structures:							
	Flooring Replacement	1460	3	7,150.00	3,377.20	3,377.20	3,377.20	
	Replace smoke detectors	1460	40	4,000.00	0.00	0.00	0.00	
	Total Dwelling Structures:			11,150.00	3,377.20	3,377.20	3,377.20	
	Total CO06P002014			\$11,150.00	\$3,377.20	\$3,377.20	\$3,377.20	

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

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				Original	Revised	Funds Obligated	Funds Expended	
CO06P002017	Site Improvements:							
		1450		0.00	80,756.00	80,756.00	80,756.00	
	Total Site Improvements:			0.00	80,756.00	80,756.00	80,756.00	
	Dwelling Structures:							
	Replace flooring	1460	1	3,500.00	13,533.05	13,533.05	13,533.05	
	Kitchen/bath cabinets	1460		0.00	4,962.66	4,962.66	4,962.66	
	Total Dwelling Structures:			3,500.00	18,495.71	18,495.71	18,495.71	
	Total CO06P002017			\$3,500.00	\$99,251.71	\$99,251.71	\$99,251.71	

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Part II: Supporting Pages

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				Original	Revised	Funds Obligated	Funds Expended	
Co06P002023	Site Improvements:							
	Total Site Improvements			0.00	0.00	0.00	0.00	
	Dwelling Structures:							
	Replace flooring	1460	1		1,498.00	1,498.00	1,498.00	
	Total Dwelling Structures			0.00	1,498.00	1,498.00	1,498.00	

Attachment: co002t01
Housing Authority of the City of Pueblo
Comments of Resident Advisory Board or Boards

October 15, 2007 RAB Meeting – Orientation for RAB

Comment: Thomas Callahan asked if this was the time to complain about their property.

Response: Mr. Pacheco explained the purpose of the meeting was an orientation with an overview of the purpose of the RAB. He also explained the next meeting we will begin to address individual issues and concerns.

Comment: Linda Olgen asked if she could get a copy of the plan before the next meeting.

Response: Mr. Pacheco instructed her to contact Irene McGee (Resident Initiative Coordinator) and she would make arrangements to get her a copy. He also announced we would have a copy at the next meeting.

October 22, 2007 RAB Meeting

There were numerous issues raised such as cleaning, weed control, and tree trimming.

Mr. Pacheco stated that these concerns fall under daily operations and will be handled by the property managers with work orders. The following issues will be inspected and researched by the property managers to determine if they should be included in our Capital Funds budget.

Comment: **Mesa Towers** – Parking lot is dark and there has been some vandalizing of vehicles.

Response: Vida Harbour, Property Manager, has a plan to improve the overall safety of the parking lot to include lighting improvements, removal of bushes, handicap parking improvements, sealing and re-stripping the parking spaces.

Comment: **Vail Apartments** – Concern was voiced that the enamel of the bathroom sinks and tubs are worn off making it difficult to clean.

Response: Property Manager will inspect to identify how many are in need of repair/replacement. If the need is great enough, it may go into the years' budget.

Comment: **Minnequa Apartments** – Lighting in parking area.

Response: Lighting in the parking area will be investigated by Housing Manager.

Comment: Scattered Sights – Lighting concerns.

Response: Property Managers will investigate the lighting concerns.

Mr. Pacheco encouraged the groups to form neighborhood watch programs to address safety issues and parking spaces being utilized by non-tenant drivers.

November 5, 2007 RAB Meeting

Comment: Linda Olgen asked if we were required to have vent hood over the ranges in the kitchen.

Response: Although there is not a requirement that we provide range hoods, there is a plan to install them in all of the single family units at our scattered sites and the funds are available. It is our plan to upgrade the single family units next year at Project CO002-006.

Comment: Jim asked if a line item was approved at a certain amount and it came in at a lower cost if the excess money could be used for another line item or if we had to spend the total amount approved on each line item.

Response: Barbara responded by stating that it is unusual for line items to be under what is calculated, however if that did happen, as long as an item was reviewed and approved the excess could go be reallocated toward another line item.

November 19, 2007 RAB Meeting

Comment: Derrick Coleman requested a list of residents in his AMP because he lives in a scattered site and does not know his neighbors. He would like to get more input and if he participates next year he would like to have a list.

Response: Terry thanked him for the idea and stated they would look into how to deal with that issue in the future.

Comment: Jesse Lucero stated there were still lights out on Crawford behind the office.

Response: Barbara asked Irene to look into who would call the city to get them to come out and repair.

Comment: Jackie Richael thanked the staff for the improvements made over the last year at Mesa Towers.

Response: Terry Lown stated he had inspected an exit door at Mesa Towers that residents had complained about and discovered the handle is broken and will be replaced soon.

Comment: Mary Dolgan asked if residents can paint their apartment if they provide the paint and labor.

Response: Terry replied it is okay but discouraged due to the fact that they will have to pay to have them repainted when they move out.

Terry explained that a part of the Capital Funds Program includes reporting any changes in HACP policies. He stated that there is only one change this year and that is regarding reasonable accommodations. If someone with a disability needs accommodation to their unit, HACP will make that possible. Mike explained that the property manager will make the determination if the alterations get approved.

Many of the line items of the 2008 Annual Budget include appliance replacements for the scattered sites because the high rises had been the focus in the past few years and it was decided by the managers and executive staff that this would be a priority next year.