

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

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# PHA Plans for the Housing Authority of the City of Pueblo

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2009

**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) 04/2009**

**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: **1,456**

**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.

**Progress Statement:** The Housing Authority is currently assisting 26 families in the Section 8 Homeownership Program, 6 more than the previous year. The PHA's goal is to place between 3-5 families into the Section 8 Homeownership Program in 2009.

The Housing Authority has an active family Self-Sufficiency program with 41 families participating. Of the 41 families 18 families have an escrow balance.

The PHA completely renovated 35 units through the use of the Capital Fund Grant in 2008. For the year 2009 the PHA intends to modernize 58 additional units.

The PHA applied for and received a \$400,000 Neighborhood Networks Program grant in 2008. This new grant will provide a computer lab at the Sangre de Cristo Apartments for public housing residents. Classes will be offered in computer and internet training, job skills training, and adult literacy programs. The lab will be up and running in January of 2009.

The PHA intends to reapply for a HOPE VI Revitalization grant or other sources of funds, if available, to demolish 212 units at the Sangre de Cristo Apartments and replace with new construction. In addition to the new construction at the site, 20-25 lots at the Oakshire Hills development will be used for homeownership in conjunction with the

HOPE VI Revitalization program or other programs. The Community Center at the Sangre de Cristo apartments will also be demolished and replaced with a new community center depending on the availability of funds.

In September 2008 the PHA started construction of the Ashwood Apartments, a 25 unit Low-income Housing Tax Credit project on the eastside of the City. This project consists of 25 one-bedroom elderly units. The project is expected to be complete by June of 2009. The PHA will apply for additional LIHTCs, if available, to expand the affordable housing inventory in the community.

Continued efforts are being made to market vacant lots at the Oakshire Hills development. The real estate market at this time has made this quite difficult. Every effort will be made to sell 3 lots in 2009.

On September 29, 2008, the Housing Authority of the City of Pueblo was awarded a 3 year, \$400,000, Neighborhood Networks Program Grant.

The purpose of the grant is to establish a new Neighborhood Networks Center (NNC). This center will offer comprehensive services designed to help public housing residents achieve long-term economic self-sufficiency. The center will be located at the Sangre de Cristo Apartments, CO002001, Development 100.

The center will offer a full range of computer, educational, and job training services. Such services will include job training for youths, adults, and seniors; expand educational opportunities for residents; promote economic self-sufficiency and help residents transition from welfare to work; assist children with homework; provide guidance to high school students for post-secondary education (college or trade schools).

The Neighborhood networks Center is currently under construction and will be open in January 2009.

## **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)  
*Maintain High Performer Status 2007-2008 score - 91*
  - Improve voucher management: (SEMAP score)  
*Maintain High Performer Status. 2007/2008 score - 100*
  - 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 to accommodate asset management*
    - *The PHA plans to consolidate management functions under one location instead of at the three separate locations it now has. This will be accomplished through the procurement of a new building or the purchase of land and the construction of a new facility. The purpose is to improve specific management functions such as communication.*
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers: *When NOFA's are published.*
  - Other: (list below)

**Progress Statement:** The PHA has expanded its software programs to facilitate asset Management.

- 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 2009.*
  - 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.*

**Progress Statement:** The PHA has contracted with 25 new Section 8 Landlords.

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

- PHA Goal: Provide an improved living environment
- Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: *On-going*
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: *On-going*
  - Implement public housing security improvements: *On-going activity. Staff promoting a Neighborhood Watch Program and will continue to provide security at the Sangre de Cristo apartments and elsewhere as needed.*
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)
    - *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: *The PHA is establishing a new Neighborhood Networks Center (NNC) which is currently under construction and will be open in January 2009. The center will offer a full range of computer, educational, and job training services. Such services will include job training for youths, adults, and seniors; expand educational opportunities for residents; promote economic self-sufficiency and help residents transition from welfare to work; assist children with homework; provide guidance to high school students for post-secondary education (college or trade schools).*
- 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 policies and procedures on an ongoing basis. *This is an on-going activity.*
  - Measurement of Objectives: The completion of this objective shall be measurable by the completion of training activities.

**Progress Statement:** Staff continues to attend training on the move to asset management.

- 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. PHA is working with the Police Department to develop new reports.*
  - 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. The PHA is working with the Police Department on a continued basis.*
  - 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 41 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.*
  - *The Housing Authority of the City of Pueblo was awarded a 3 year, \$400,000, Neighborhood Networks Program Grant (September 29, 2008) which is currently under construction and will be open in January 2009. The center will offer a full range of computer, educational, and job training services. Such services will include job training for youths, adults, and seniors; expand educational opportunities for residents; promote economic self-sufficiency and help residents transition from welfare to work; assist children with homework; provide guidance to high school students for post-secondary education (college or trade schools).*
- 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*

*place 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 143 families since 1993 with 41 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 \$48,100. 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 re-submit 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 2008 and 2009, an anticipated annual budget of \$1,382,071 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, 2008 was at 2163 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.*

**Annual PHA Plan**  
**PHA Fiscal Year 2009**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

- Standard Plan - High Performer**
- 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 2009-2010 include:*

- *Preserve and improve the public housing stock through the Capital Funds activities.*
- *Involve the public housing residents and the Section 8 participants through the Annual Plan Resident Advisory Board.*

- *Train staff and commissioners to fully understand and take advantage of opportunities in the new law and regulations to better serve our residents and the community; and*
- *Identify, develop and leverage services to enable low-income families to become self-sufficient.*

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

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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#### **Attachments**

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

#### Required Attachments:

- Admissions Policy for Deconcentration (*co002a01*)
- FY 2009 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 Plan 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
- FY 2009 Capital Fund Program 5 Year Action Plan (*co002n01*)
- 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)
  - *2008 Performance and Evaluation Report (co002o01)*
  - *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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies	Annual Plan: Rent

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	<input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	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
X	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	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	*	*	*	*	*	*	*
Caucasian	9387	4	4	3	4	4	3
African-American	277	4	4	3	4	4	3
Asian	*	*	*	*	*	*	*
Hispanic	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 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	721		288
Extremely low income <=30% AMI	585	81%	
Very low income (>30% but <=50% AMI)	114	16%	
Low income (>50% but <80% AMI)	22	3%	
Families with children	161	22%	
Elderly families	38	5%	
Families with Disabilities	230	32%	
White	226	31%	
Black/African American	23	3%	
Hispanic	470	65%	
American Indian/Alaska Native	2	1%	
Asian	0	0	
Native Hawaiian/Other Pacific Islander	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	558	77%	
2 BR	98	14%	
3 BR	58	8%	
4 BR	7	1%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 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	2163		237
Extremely low income <=30% AMI	1696	78	
Very low income (>30% but <=50% AMI)	449	21	
Low income (>50% but <80% AMI)	18	1	
Families with children	900	42	
Elderly families	171	8	
Families with Disabilities	539	25	
White	843	39	
Black/African American	68	3	
Hispanic	1547	58	
American Indian/Alaska Native	5	1	
Asian	0	0	
Native Hawaiian/Other Pacific Islander	0	0	

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)?  No  Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2009 grants)</b>		
a) Public Housing Operating Fund	2,519,140.00	
b) Public Housing Capital Fund	1,382,000.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	8,319,631.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<i>(Disaster Housing) – DHAP</i>	184.00	<i>Section 8 – Other</i>
<i>Section 8 New Construction (MPT)</i>	444,734.00	<i>Section 8 – Other</i>
<i>Farm Worker Housing (USDA)</i>	55,401.00	<i>Other</i>
<i>Section 8 Moderate Rehabilitation</i>	1,091,914.00	<i>Section 8 – Other</i>
<i>Family Self-Sufficiency</i>	41,544.00	<i>Section 8 Supportive Services</i>
<b>3. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<i>As of 9/30/08</i>		
<i>CO 06P002501-07</i>	914,438.00	<i>Public housing capital improvements</i>
<i>CO 06P002501-08</i>	1,377,025.00	<i>Public housing capital improvements</i>
<i>ROSS 2008 – B&amp;G Grant</i>	116,667.00	<i>Public housing supportive services</i>
<i>ROSS 2008 – Neighborhood Network</i>	237,317.00	<i>Public housing supportive services</i>

**Financial Resources:  
Planned Sources and Uses**

<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>3. Public Housing Dwelling Rental Income</b>	1,904,383.00	<i>Public housing operations</i>
<b>4. Other income</b> (list below)		
<i>Non-dwelling rent</i>	12,300.00	<i>Public housing operations</i>
<i>Interest on investments</i>	216,240.00	<i>Public housing operations</i>
<i>Other income: Legal fees, maintenance charges to tenants</i>	140,371.00	<i>Public housing operations</i>
<i>Late fees, NSF charges, etc.</i>	33,871.00	<i>Public housing operations</i>
<i>Non-dwelling rent</i>	23,590.00	<i>Public housing operations</i>
<i>Laundry commission, vending machines, etc.</i>	18,256.00	<i>Public housing operations</i>
<b>5. Non-federal sources</b> (list below)		
<i>COCC Fee</i>	126,038.00	<i>Administrative</i>
<i>Section 8 New Cont. (MPT) Dwelling Rent</i>	371,427.00	<i>Section 8 - Other</i>
<i>Farm Labor Dwelling Rents</i>	37,661.00	<i>Public housing operations</i>
<i>Non-dwelling Rent</i>	17,700.00	<i>Public housing operations</i>
<i>Interest Income and Other Income MPT</i>	116,965.00	<i>Public housing operations</i>
<i>Interest Income and Other Income FLP</i>	18,656.00	<i>Public housing operations</i>
<b>Total resources</b>	<b>\$19,537,453.00</b>	

### **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**

*Not Applicable – The PHA does not plan to operate a site-based waiting list.*

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

*N/A*

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

If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously? *N/A*

If yes, how many lists?

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

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

**(3) Assignment**

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

- One
- Two
- Three or More

- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: *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)
  - *Displacement due to federally declared disaster*

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
- 1 Other preference(s) (list below)
  - *Displacement due to federally declared disaster*

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)
  - *PHA website*

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

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:

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:

d. 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) *N/A*

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> 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) *N/A*

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- 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 *Not Applicable – PHA is High Performer***

[24 CFR Part 903.7 9 (e)]

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

**A. PHA Management Structure *N/A***

Describe the PHA’s management structure and organization.

(select one)

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

**B. HUD Programs Under PHA Management *N/A***

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

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

**C. Management and Maintenance Policies *N/A***

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

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

**6. PHA Grievance Procedures *Not Applicable – PHA is High Performer***

[24 CFR Part 903.7 9 (f)]

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

**A. Public Housing *N/A***

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 *N/A***

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) **co002n01**

-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*
- *The HACP will be applying for LIHTCs for Phase II of the Oakshire Hills development.*

## **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.)

<b>Demolition/Disposition Activity Description</b>
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 type="checkbox"/>
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: <i>By due date as published in NOFA</i>
5. Number of units affected: <i>212</i>
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>Immediately after approval</i> b. Projected end date of activity: <i>5 Years from approval date</i>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <i>North East Community Center</i>	
1b. Development (project) number: <i>CO 002-05, AMP 300</i>	
2. Activity type: Demolition <input checked="" type="checkbox"/> Will try to sell or donate Disposition <input checked="" type="checkbox"/>	
<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>	
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 <b>planned</b> for submission: <i>4/1/09</i>	
5. Number of units affected: <i>1</i>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development <i>BROG PIC NO. D-CC-1-1121 Beaumont</i>	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <i>4/1-09</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 *N/A*

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

<b>Designation of Public Housing Activity Description</b>
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 *N/A*

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

<b>Conversion of Public Housing Activity Description</b>	
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: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description *N/A*

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
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

**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 (1)]

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.

***Not Applicable – PHA is High Performer***

### **A. PHA Coordination with the Welfare (TANF) Agency *N/A***

#### 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? DD/MM/YY

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

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

### **B. Services and programs offered to residents and participants *N/A***

#### **(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



**C. Welfare Benefit Reductions *N/A***

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

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

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

Description of Community Service requirements implementation is included as attachment (*co002e01*)

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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.

#### ***Not Applicable – PHA is High Performer***

#### **A. Need for measures to ensure the safety of public housing residents *N/A***

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

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

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

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

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

#### **B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year *N/A***

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design

- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

**C. Coordination between PHA and the police *N/A***

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

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

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

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

Description of Pet Policy (Family & Elderly/Handicapped is 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? *N/A*  
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 *Not Applicable – PHA is High Performer***

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[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 *N/A*

##### 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)

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

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

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

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

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: (provide name here) *City of Pueblo*
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

<i>Admissions Policy for Deconcentration</i>	<i>co002a01</i>
<i>FY2009 Capital Fund Program Annual Statement</i>	<i>co002b01</i>
<i>List of Resident Advisory Board Members</i>	<i>co002c01</i>
<i>List of Resident Board Member</i>	<i>co002d01</i>
<i>Community Service Description of Implementation</i>	<i>co002e01</i>
<i>Information on Pet Policy</i>	<i>co002f01</i>
<i>Section 8 Homeownership Capacity Statement</i>	<i>co002g01</i>
<i>Description of Homeownership Programs</i>	<i>co002h01</i>
<i>Deconcentration &amp; Income Mixing Analysis Results</i>	<i>co002i01</i>
<i>Progress in Meeting 5 Year Plan Goals</i>	<i>co002j01</i>
<i>Criteria for Substantial Deviation &amp; Significant Amendment</i>	<i>co002k01</i>
<i>Project-Based Voucher Program</i>	<i>co002l01</i>
<i>VAWA Support and Assistance Statement</i>	<i>co002m01</i>
<i>FY2009 Capital Fund Program 5 Year Action Plan</i>	<i>co002n01</i>
<i>2008 Performance and Evaluation Report</i>	<i>co002o01</i>
<i>2007 Performance and Evaluation Report</i>	<i>co002p01</i>
<i>2006 Performance and Evaluation Report</i>	<i>co002q01</i>
<i>2005 Performance and Evaluation Report</i>	<i>co002r01</i>
<i>2004 Performance and Evaluation Report</i>	<i>co002s01</i>
<i>Comments of Resident Advisory Board</i>	<i>co002t01</i>

# 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	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
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 co002n01)</i>				
<b>Total estimated cost over next 5 years</b>				



**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

10/23/2008

**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"><b>Housing Authority of the City of Pueblo</b></p>	Grant Type and Number: Capital Fund Program No: <span style="float:right">CO06P002501-09</span> Replacement Housing Factor Grant No:	Federal FY of Grant: <p align="center">2009</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 \_\_\_\_\_    
  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	138,270.00			
3	1408 Management Improvements	122,000.00			
4	1411 Administration	138,270.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	50,214.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	242,366.00			
10	1460 Dwelling Structures	483,750.00			
11	1465.1 Dwelling Equipment-Nonexpendable	76,000.00			
12	1470 Nondwelling Structures	12,000.00			
13	1475 Nondwelling Equipment	119,200.00			
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)	<b>\$1,382,070.00</b>			
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			

Signature of Executive Director	Signature of Public Housing Director _____	Date _____
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**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: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P002501-09</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2009</b>		
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	
<b>Agency Wide</b>	Operations	1406		138,270.00				
	<b>Total Operations</b>			<b>138,270.00</b>				
	<b>Management Improvements</b>							
	In response to HUD's directive to Housing Authorities regarding resident participation, the Housing Authority has two positions that are responsible for the empowerment of our employees. These positions are:							
	Resident Development Coordinator, responsible for the Community Work Responsibility Program	1408		15,000.00				
	Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	1408		35,000.00				
	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		5,000.00				
	<b>Subtotal 1408</b>			<b>75,000.00</b>				





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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P002501-09</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2009</b>		
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	
<b>MIS</b>	<b>List all projected equipment</b>							
	Systematic replacement of aging computers (4yr replacement plan)	1475		15,200.00				MIS Equipment replacement is being budgeted Agency Wide.
	Systematic replacement of aging Printers (6yr replacement plan)	1475		3,800.00				However, as MIS Equipments is purchased and placed in specific AMP's, that project will be charged. Future
	Replacement and renewal of software (i.e. Norton Antivirus, Firebox Filters, etc)	1475		4,200.00				Annual Statement revisions will account for the distribution.
	<b>Total MIS Equipment</b>			<b>23,200.00</b>				
	Systematic replacement of vehicles based on mileage (< 100,000 miles) and age (< 15 years old)	1475		65,000.00				Vehicle replacement is being budgeted Agency Wide.
	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.							However, as vehicles are purchased and placed in specific AMP's, that project will be charged. Future
	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.							Annual Statement revisions will account for the distribution.
	<b>Total Vehicle Replacement</b>			<b>65,000.00</b>				

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P002501-09</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2009</b>		
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	
<b>AMP 100</b>	<b>Dwelling Equipment</b>							
	Replace stoves and refrigerators	1465	12	9,600.00				
	<b>Total Dwelling Equipment</b>			<b>9,600.00</b>				
	<b>Non Dwelling Equipment</b>							
	Sidewalk sweeper	1475	1	10,000.00				
	Riding lawn mower	1475	1	6,500.00				
	Gas trimmers	1475	2	1,000.00				
	Air compressor	1475	1	800.00				
	Tools and Equipment	1475	1	5,000.00				
	<b>Total Non Dwelling Equipment</b>			<b>23,300.00</b>				
	<b>TOTAL AMP100</b>			<b>\$32,900.00</b>				

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P002501-09</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2009</b>		
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	
<b>AMP 100</b>	<b>Dwelling Construction and Site</b>							
Co002001	Replace interior doors 5% of units	1460	10	15,000.00				
	Floor replacement	1460	10	21,000.00				
	Furnace Replacement	1460	25	42,250.00				
	Relocate water heaters	1460	50	66,000.00				
	Sewer line repair	1460	2	6,600.00				
	Refinish exterior doors	1460	53	10,600.00				
	Replace window blinds	1460	25	25,000.00				
	<b>Total Dwelling Structures</b>			<b>186,450.00</b>				
	Install back flow preventers	1450	3	50,000.00				
	Tree trimming and removal	1450	20	50,000.00				
	<b>Total Site Improvement</b>			<b>100,000.00</b>				
	Replace laundry room water heater	1470	1	4,000.00				
	Replace dryer vents	1470	1	6,000.00				
	Replace garage door	1470	1	2,000.00				
	<b>Total Non Dwelling Structures</b>			<b>12,000.00</b>				
	Architectural services for above contracts	1430		20,891.00				
	<b>Total Fees and Costs:</b>			<b>20,891.00</b>				



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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P002501-09</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2009</b>		
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	
<b>AMP 200</b>	<b>VAIL</b>							
Co06P002011	Flooring replacement	1460	3	6,000.00				
	Interior paint	1460	3	9,000.00				
	Exterior paint	1460	1	5,000.00				
	Replace trash room doors	1460	1	5,000.00				
	Common area paint and repair	1460	1	6,000.00				
	<b>Total Dwelling Structures</b>			<b>31,000.00</b>				
	Trim trees and bushes	1450	1	10,000.00				
	<b>Total site improvements</b>			<b>\$10,000.00</b>				
Co06P002014	<b>MINNEQUA</b>							
	Flooring replacement	1460	3	6,000.00				
	Interior paint	1460	2	6,000.00				
	Replace kitchen and bath cabinets	1460	40	68,000.00				
	Replace roof and remove solar panels	1460	1	0.00				Move to future year
	Replace trash room doors	1460	1	5,000.00				
	Rebuild Reznor A/C unit	1460	1	2,000.00				
				<b>87,000.00</b>				

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P002501-09</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2009</b>		
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	
<b>AMP 200</b>								
Co002003	<b>MESA TOWER</b>							
	Flooring replacement	1460	5	9,000.00				
	Interior paint	1460	5	15,000.00				
	Reroof 10th floor patios	1460	6	3,000.00				
	Rehab community area rest rooms	1460	2	4,000.00				
	Rehab maintenance area	1460	1	1,200.00				
				<b>32,200.00</b>				
	Architectural services for above contracts	1430		11,214.00				
	<b>Total Fees and Costs:</b>			<b>11,214.00</b>				
	<b>TOTAL AMP 200</b>			<b>\$171,414.00</b>				



**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: CO06P002501-09 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009				
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	
	<b>Site Improvements:</b>							
<b>AMP 300</b>	Irrigation systems/landscaping/sod	1450	10	20,000.00				
	Tree and bush trimming and removal	1450	50	25,000.00				
	Concrete repair/replacement	1450	10	5,000.00				
	Exterior wood replacement	1450	2	6,000.00				
	Install backflow preventers	1450	3	25,000.00				
	Exterior lighting	1450	5	1,500.00				
	Replace/install storage sheds	1450	3	4,500.00				
	<b>Total Site Improvement</b>			<b>87,000.00</b>				
	<b>Dwelling Structures:</b>							
	Repair/replace HVAC	1460	5	17,500.00				
	Insulation	1460	10	22,000.00				
	Replace exterior doors & hardware	1460	5	5,000.00				
	Replace interior and closet doors	1460	2	5,000.00				
	Replace flooring	1460	2	7,000.00				
	Replace cabinets	1460	2	6,000.00				
	Plumbing and electrical standardization	1460	4	8,000.00				
	Exterior painting	1460	2	5,000.00				
	<b>Total Dwelling Structures</b>			<b>75,500.00</b>				
	Architectural services for above contracts	1430		10,672.00				
	<b>Total Fees and Costs:</b>			<b>10,672.00</b>				
	<b>TOTAL AMP 300</b>			<b>\$173,172.00</b>				



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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P002501-09</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2009</b>		
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	
<b>AMP 400</b>	<b>Site Improvements:</b>							
	Fencing	1450	5	5,000.00				
	Sewer line replacement	1450	1	3,600.00				
	Landscaping/Sod replacement 2%	1450	5	5,000.00				
	Install backflow preventers	1450	3	20,766.00				
	Concrete replacement	1450	5	6,000.00				
	Tree Removal	1450	10	5,000.00				
	<b>Total Site Improvements:</b>			<b>45,366.00</b>				
	<b>Dwelling Structures:</b>							
	Replace flooring	1460	3	17,500.00				
	Replace cabinets	1460	3	13,200.00				
	Replace entry door hardware	1460	3	2,500.00				
	Exterior Paint	1460	2	5,000.00				
	Facia and gutter replacement	1460	2	3,000.00				
	Replace furnaces	1460	5	10,000.00				
	Replace air conditioner	1460	1	400.00				
	Replace interior doors	1460	5	7,500.00				
	Replace exterior doors	1460	5	7,500.00				
	Standard plumbing and electrical	1460	5	5,000.00				
	<b>Total Dwelling Structures:</b>			<b>71,600.00</b>				
	Architectural services for above contracts	1430		7,437.00				
	<b>Total Fees and Costs:</b>			<b>7,437.00</b>				
	<b>TOTAL AMP400</b>			<b>\$124,403.00</b>				



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

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description.)

**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 or Section 8 Resident	Selection Letter Date	Response Date
Stanley Edelstein – 295-7294 217 S. Grand Ave. Apt. 509 Pueblo, CO 81003	Public Housing	8-22-2008	8-26-2008
Glynda Bulman – 671-5770 2725 N. Greenwood Pueblo, CO 81003	Public Housing	8-22-2008	8-27-2008
Marie Salas – 252-4286 1203 W. 18 <sup>th</sup> St. Pueblo, CO 81003	Public Housing	8-22-2008	8-27-2008
Opal Norman – 542-7044 217 S. Grand Ave. Apt. 311 Pueblo, CO 81003	Public Housing	8-22-2008	8-27-2008
Leanora VanZant – 542-9596 260 Lamar Ave. Apt. 304 Pueblo, CO 81004	Public Housing	8-22-2008	8-29-2008
Regina Ingram-Ford – 542-6212 2606 Atlanta Ave. Pueblo, CO 81003	Public Housing	8-22-2008	9-02-2008
Katherine Sandoval – 543-1584 1215 Amarillo Pueblo, CCO 81001	Public Housing	8-22-2008	9-3-2008
Joan Roush – 545-1958 2721 N. Greenwood St. Pueblo, CO 81003	Public Housing	8-22-2008	9-3-2008
Arnulfo Trejo – 564-9389 1400 E. Orman Pueblo, CO 81004	Public Housing	8-22-2008	9-4-2008
Lomda Trejo – 564-9389 1400 E. Orman Pueblo, CO 81004	Public Housing	8-22-2008	9-4-2008
Mary Dolgan – 561-4340 260 Lamar Ave. Apt. 610 Pueblo, CO 81004	Public Housing	8-22-2008	9-4-2008
Diana Aragon – 296-1615 260 Lamar Ave. Apt. 804 Pueblo, CO 81004	Public Housing	8-22-2008	9-4-2008

Jacqueline Richael – 248-0929 260 Lamar Ave. Apt.1006 Pueblo, CO 81004	Public Housing	8-22-2008	9-5-2008
Gloria Gonzales – 778-0775 703 E. 2 <sup>nd</sup> St. Pueblo, CO 81001	Public Housing	8-22-2008	9-5-2008
Esteban Alvarez-Molina – 546-6188 2104 N. Ogden Ave. Apt. 24 Pueblo, CO 81001	Public Housing	8-22-2008	9-5-2008
Alice Villanueva – 546-6188 2104 N. Ogden Ave. Apt. 21 Pueblo, CO 81001	Public Housing	8-22-2008	9-8-2008
Hellen Jagggers – 544-0532 260 Lamar Ave. Apt. 308 Pueblo, CO 81004	Public Housing	8-22-2008	9-8-2008
Dennis Rossner – 542-2443 260 Lamar Ave. Apt. 811 Pueblo, CO 81004	Public Housing	8-22-2008	9-15-2008
Eva Hughes – 545-0442 217 S. Grand Ave. Apt. 204 Pueblo, CO 81003	Public Housing	8-22-2008	9-15-2008
Debbie Garner – 778-2305 2419 Ontario St. Pueblo, CO 81004	Public Housing	8-22-2008	9-15-2008
Clifford Morgan – 778-5678 2611 Begonia Pueblo, CO 81005	Public Housing	8-22-2008	9-17-2008

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

Selected 100% of those individuals over the age of 18 currently being assisted by HACP that responded to request.

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: ***Ms. 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): July 1, 2007 to July 1, 2012

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

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): ***Barbara Vidmar, President of City Council***

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:

- 1) Types of volunteer activities that residents who are subject to community service and self-sufficiency requirements may participate in to fulfill their obligations:

- Unpaid services at the PHA to help improve physical condition, including building clean-up, neighborhood clean-ups, gardening and landscape work,
- Unpaid office related services in the development of Administrative Office;
- Assisting other residents through the resident organization;
- Unpaid services in local schools, day care centers, hospitals, nursing homes, youth or senior organizations, drug/alcohol treatment centers, recreation centers, etc.;
- Active participation in neighborhood group special projects;
- Assisting in after-school youth programs or literacy programs;
- Unpaid tutoring of elementary or high school age residents;
- Assisting in on-site computer training centers;
- Any other community service which includes the “performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community”.
- Apprenticeships and job readiness training;
- Voluntary substance abuse and mental health counseling and treatment;
- English proficiency classes, GED classes, adult education, college, technical schools or other formal education
- Household management, budget and credit counseling, or employment counseling
- Work placement program required by the TANF program
- Training to assist in operating a small business

2) List of partner agencies (Places to Volunteer) that may offer residents opportunities to fulfill requirements:

<b>Volunteering with Adults</b>	<b>Volunteering with Kids</b>	<b>Volunteering in Health Related Programs</b>
<ul style="list-style-type: none"> <li>- AARP Information Center</li> <li>- BOCES (Education Services)</li> <li>- Commodity Food Distribution</li> <li>- County Information Booth</li> <li>- County Sheriff’s Department</li> <li>- CSU Extension Office</li> <li>- District Attorney’s Office</li> <li>- Libraries</li> <li>- Lifeline</li> <li>- Meals on Wheels</li> <li>- Nursing Care Centers</li> <li>- Police Department</li> <li>- Probation Office</li> <li>- Pueblo Agency on Agency</li> <li>- Senior Citizens Centers/Recreation</li> <li>- S.E.T. Program</li> </ul>	<ul style="list-style-type: none"> <li>- 4-H (CSU Extension Office)</li> <li>- Boy Scouts of America</li> <li>- Child Advocacy Center</li> <li>- Girls Scouts Columbine Council</li> <li>- Concerned Parents of Pueblo</li> <li>- El Pueblo Boy’s and Girl’s Ranch</li> <li>- Foster Grandparent Program</li> <li>- Pre-Schools and Day Care</li> <li>- Public and Private Schools</li> <li>- Pueblo Dept of Social Services</li> <li>- Pueblo County Headstart</li> <li>- YMCA</li> <li>- YWCA</li> <li>- Youth Services Bureau</li> </ul>	<ul style="list-style-type: none"> <li>- A Caring Pregnancy Center</li> <li>- American Cancer Society</li> <li>- American Heart Association</li> <li>- American Red Cross</li> <li>- Community Health Center</li> <li>- Health Department</li> <li>- Multiple Sclerosis</li> <li>- Parkview Episcopal Medical Center</li> <li>- Public Safety</li> <li>- SRDA</li> <li>- Centura/St. Mary Corwin Medical Center</li> <li>- Suicide Prevention</li> </ul>

<b>Volunteering with Special Projects</b>	<b>Volunteering with Special Needs Projects</b>	
<ul style="list-style-type: none"> <li>- Airplane Museum</li> <li>- Better Business Bureau</li> <li>- El Pueblo Museum</li> <li>- Friends of KTSC-TV</li> <li>- Greenway &amp; Nature Center</li> <li>- HARP Riverwalk</li> <li>- Junior League</li> <li>- Neighborhood Housing</li> <li>- Pueblo Habitat for Humanity</li> <li>- Pueblo Historical Society</li> <li>- Rosemount Museum</li> <li>- Sangre de Cristo Arts Center</li> <li>- United Way of Pueblo</li> <li>- Visitor Information Center</li> <li>- Zoological Society</li> </ul>	<ul style="list-style-type: none"> <li>- ACOVA ( victim assistance)</li> <li>- Blue Skies</li> <li>- Bonfils Blood Bank</li> <li>- Colorado Mental Health Institute</li> <li>- Cooperative Care Center</li> <li>- Posada</li> <li>- PDI</li> <li>- Salvation Army</li> <li>- Sangre de Cristo Hospice</li> <li>- Soup Kitchen</li> <li>- Luvn Action</li> </ul>	

3) The process to cure noncompliance

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

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

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

- of the noncompliance;
- that the determination is subject to the PHA’s administrative grievance procedure;
- that unless the resident enters into an agreement under paragraph 4. of this section, the lease of the family of which the non-compliant adult is a member may not be renewed. However, if the noncompliant adult moves from the unit, the lease may be renewed;
- that before the expiration of the lease term, the PHA must offer the resident an opportunity to cure the noncompliance during the next twelve (12)-month period; such a cure includes a written agreement by the non-

compliant adult and the head of household (as applicable) to complete as many additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve (12)-month term of the lease.

**Community Service Implementation Report**

Number of tenants performing community service: 264

Number of tenants granted exemptions: 33

Number of tenants in non-compliance: 11

Number of tenants terminated/evicted due to non-compliance: 1

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
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### 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:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
CO2-01 Sangre de Cristo	212		<b>A.</b> Provide incentives designed to encourage families with incomes below the Established Income Range to accept units in developments with incomes above the Established Income Range, or vice versa, including rent incentives, affirmative marketing plans, or added amenities; <b>D.</b> Skip a family on the waiting list to reach another family in an effort to further the goals of the PHA's deconcentration policy;
C02-02 Scattered	47	C. The Covered Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	
CO2-08 Scattered	55	C. The Covered Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	

CO2-10 Scattered	48	C. The Covered Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	
CO2-15 Scattered	12	C. The Covered Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	
CO2-17 Scattered	20	C. The Covered Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	
CO2-18 Scattered	20	C. The Covered Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	
CO2-20 Scattered	38	C. The Covered Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	
CO2-25 Scattered	11	C. The Covered Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	

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 2008. Goals are either completed or on target for completion as scheduled.

Concerning modernization the PHA has completely renovated 35 units through the use of Capital Fund Grant in 2008 and intends to modernize 58 additional units in 2009.

Concerning self-sufficiency and crime and safety, PHA efforts reduced crime in the communities through working closely with the Pueblo Police Department on a continued basis to identify trouble areas and/or residents, and appropriate corrective actions taken and documented.

Concerning improving the quality of life, PHA is currently assisting 26 families in the Section 8 Homeownership Program, an increase of 6 families from last year. The PHA has an active Family Self-Sufficiency program with 41 families participating and of those 41 families 18 have an escrow balance. The PHA applied for and received a \$400,000 Neighborhood Networks Program grant which will provide for a computer lab at Sangre de Cristo apartments. Classes will be offered in computer and internet training, job skills training, and adult literacy programs.

To ensure compliance with the HUD's latest rules and regulations, every policy was reviewed and updated as needed. Most significant was the update to the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

Concerning ensuring equal opportunity outreach efforts have been made by making renewed partnerships with community groups and medical facilities.

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.

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\* 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:  34

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

Central Grade and Palo Verde

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

Rehabilitation of substandard housing

The PHA has begun construction of a 25-unit low-income Housing Tax Credit development for the elderly on the City's eastside. The Project is located next to a current Public Housing development of 25 one-bedroom units. Eight (8) units in the new development will have Project Based Voucher assistance attached.

The PHA continues to research other projects that would enhance the affordable housing inventory through the use of Project Based Voucher assistance.

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 an 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 PHA is 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 PHA has 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.

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

Attachment co002n01

11/6/2008

PHA Name: <b>Housing Authority of the City of Pueblo</b>		<input checked="" type="checkbox"/> Original		<input type="checkbox"/> Revision No. _____	
Development Number/Name/HA- Wide	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	
	FFY Grant: 2010 PHA FY: 2010	FFY Grant: 2011 PHA FY: 2011	FFY Grant: 2012 PHA FY: 2012	FFY Grant: 2013 PHA FY: 2013	
AMP 100 Fees and Costs	30,726.00	66,866.00	60,286.00	14,273.00	
AMP 100 Site Improvements	0.00	0.00	505,000.00	50,000.00	
AMP 100 Dwelling Structures	307,260.00	668,660.00	97,860.00	80,733.00	
AMP 100 Dwelling Equipment	9,600.00	9,600.00	9,600.00	9,600.00	
AMP 100 Non Dwelling Structures	0.00	0.00	0.00	12,000.00	
AMP 100 Non Dwelling Equipment	2,800.00	8,500.00	1,000.00	8,000.00	
AMP 200 Fees and Costs	16,540.00	13,210.00	13,400.00	75,900.00	
AMP 200 Site Improvements	0.00	20,000.00	0.00	0.00	
AMP 200 Dwelling Structures	165,400.00	112,100.00	96,000.00	759,000.00	
AMP 200 Dwelling Equipment	28,800.00	52,000.00	28,800.00	28,800.00	
AMP200 Non Dwelling Structures	0.00	26,500.00	38,000.00	0.00	
AMP 200 Non Dwelling Equipment	5,000.00	7,500.00	5,000.00	5,000.00	
AMP 300 Fees and Costs	14,100.00	13,100.00	11,400.00	12,500.00	
AMP 300 Site Improvements	65,000.00	58,000.00	43,000.00	49,000.00	
AMP 300 Dwelling Structures	76,000.00	73,000.00	71,000.00	76,000.00	
AMP 300 Dwelling Equipment	17,800.00	18,700.00	19,600.00	20,600.00	
AMP 300 Non Dwelling Equipment	5,000.00	5,000.00	5,000.00	5,000.00	
AMP 400 Fees and Costs	9,480.00	8,720.00	9,080.00	9,020.00	
AMP 400 Site Improvements	33,600.00	23,600.00	27,600.00	26,600.00	
AMP 400 Dwelling Structures	61,200.00	63,600.00	63,200.00	63,600.00	
AMP 400 Dwelling Equipment	9,600.00	9,600.00	9,600.00	9,600.00	
AMP 400 Non Dwelling Equipment	2,725.00	300.00	3,200.00	2,000.00	
Agency Wide-Administration	138,270.00	138,270.00	138,270.00	138,270.00	
Agency Wide-Management Improvements	148,980.00	148,980.00	148,980.00	148,980.00	
Agency Wide-Non Dwelling Equipment	90,000.00	90,000.00	90,000.00	90,000.00	
Agency Wide-504 Compliance (5% of Budget)	-	-			
Agency Wide-Energy Conservation (5% of Budget)	-	-			
Agency Wide-Operations	138,270.00	138,270.00	138,270.00	138,270.00	
CFP Funds Listed for 5-Year planning	<b>\$1,376,151.00</b>	<b>\$1,774,076.00</b>	<b>\$1,633,146.00</b>	<b>\$1,832,746.00</b>	
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: 2010 PHA FY: 2010			Activities for Year: 2 FFY Grant: 2010 PHA FY: 2010		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>Agency Wide</b>	<b>Management Improvements</b>		<b>Agency Wide</b>	<b>Administration</b>	
		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					<b>Capital Fund Program</b>	
					<b>Management Fee 10% of Grant Amount</b>	138,270.00
					<b>Total Administration</b>	<b>138,270.00</b>
		Resident Development Coordinator, responsible for the Community Work Responsibility Program	25,000.00		<b>Fees and Costs</b>	
Statement					See AMP for direct cost for Architectural Services	0.00
		Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	25,000.00			
		Benefits, 40%	20,000.00			
		To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	4,480.00			
		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			
		For compliance with Asset Management and Project Based Accounting regulations, contract for consulting services.	15,000.00		<b>Equipment</b>	
					Vehicle replacement, approx. 3 per year	65,000.00
					Computer equipment and software	25,000.00
					<b>These items will be charged to AMPs as purchased.</b>	
		Training for staff for Asset Management/ Project-Based Accounting regulations	5,000.00			<b>90,000.00</b>
		Demolition application/replacement housing application/tax credit application for Co 2-1	50,000.00			
		<b>Total Management Improvements</b>	<b>\$148,980.00</b>		<b>Total Agency Wide Year 2</b>	<b>\$377,250.00</b>









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

Activities for Year 1	Activities for Year: 3 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 3 FFY Grant: 2011 PHA FY: 2011		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>Agency</b>	<b>Management Improvements</b>		<b>Agency</b>	For compliance with Asset Management and Project Based Accounting regulations,	15,000.00
	<b>Wide</b>	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:		<b>Wide</b>	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		<b>Total Management Improvements</b>	<b>148,980.00</b>
					<b>Administration</b>	
		Resident Initiatives Coordinator, responsible for resident training			As directed by PIH 2007-9 Supplement to HUD Handbook 7475.1 REV., CHG-1, Revised April 2007, Section 5 Capital Funds Program	
Statement		recruitment, Resident Councils, other types of resident programs.	25,000.00		<b>Capital Fund Program</b>	
		Benefits, 40%	20,000.00		<b>Management Fee 10% of Grant Amount</b>	138,270.00
					<b>Total Administration</b>	<b>138,270.00</b>
		To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	4,480.00		<b>Fees and Costs</b>	
					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		<b>Equipment</b>	
					Vehicle replacement, approx. 3 per year	65,000.00
					Computer equipment and software	25,000.00
					<b>These items will be charged to AMPs as purchased.</b>	
		<i>continued next column...</i>				<b>90,000.00</b>
					<b>Total Agency Wide Year 3</b>	<b>\$377,250.00</b>





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

Activities for Year 1	Activities for Year: 3 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 3 FFY Grant: 2011 PHA FY: 2011		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>AMP300</b>			<b>AMP300</b>		
	Co002002	Irrigation systems/landscaping/sod	10,000.00		Replacement of maintenance tools	5,000.00
	Co002004	Tree & bush trimming & removal	25,000.00		Vehicle replacement (See agency wide)	0.00
	Co002005	Concrete repair/replacement	8,000.00			
	Co002009	Parking lot seal	2,500.00		<b>Total Non Dwelling Equipment</b>	<b>5,000.00</b>
Annual	Co002009	Sewer line replacement	3,500.00			
	Co06P0002011	Replace storage sheds	4,500.00		20 stove and refrigerators @ \$800 per set	18,700.00
	Co06P0002015	Replace trash enclosures	4,500.00		<b>Total Dwelling Equipment</b>	<b>18,700.00</b>
	Co06P0002018					
	Co06P0002020					
	Co06P0002023	<b>Total Site Improvement</b>	<b>58,000.00</b>			
Statement	Co06P0002025					
	Co06P0002027	Exterior Painting	7,500.00			
		Insulation	22,000.00			
		Replace exterior doors & hardware	5,000.00			
		Replace interior & closet doors	4,000.00			
		Replace flooring	8,000.00			
		Replace cabinets	7,500.00			
		Plumbing and electrical standardization	10,000.00			
		Repair/replacement HVAC	9,000.00			
		<b>Total Dwelling Structures</b>	<b>73,000.00</b>			
		<b>Total Physical Improvements</b>	<b>131,000.00</b>			
		<b>Total Direct AMP Fees and Costs</b>	<b>13,100.00</b>			
					<b>TOTAL AMP 300 COST FOR YEAR 3</b>	<b>\$167,800.00</b>



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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2012 PHA FY: 2012			Activities for Year: 4 FFY Grant: 2012 PHA FY: 2012		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>Agency</b>	<b>Management Improvements</b>		<b>Agency</b>	For compliance with Asset Management and Project Based Accounting regulations,	15,000.00
	<b>Wide</b>	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:		<b>Wide</b>	contract for consulting services. Training for staff for Asset Management/ Project-Based Accounting regulations	5,000.00
Annual		Resident Development Coordinator, responsible for the Community Work Responsibility Program	25,000.00		Consulting services to assist with demolition application/replacement housing application/tax credit application for Co 2-1	50,000.00
					<b>Total Management Improvements</b>	<b>148,980.00</b>
					<b>Administration</b>	
		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	
					<b>Capital Fund Program</b>	
Statement		Benefits, 40%	20,000.00		<b>Management Fee 10% of Grant Amount</b>	138,270.00
					<b>Total Administration</b>	<b>138,270.00</b>
		To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	4,480.00		<b>Fees and Costs</b>	
					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		<b>Equipment</b>	
					Vehicle replacement, approx. 3 per year	65,000.00
					Computer equipment and software	25,000.00
					<b>These items will be charged to AMPs as purchased.</b>	
		<i>continued next column...</i>				<b>90,000.00</b>
					<b>Total Agency Wide Year 4</b>	<b>\$377,250.00</b>

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2012 PHA FY: 2012			Activities for Year: 4 FFY Grant: 2012 PHA FY: 2012		Estimated Cost
See	<b>AMP 100</b>			<b>AMP 100</b>		
					Tools and Equipment	1,000.00
Annual		Refinish front and back doors and screens	10,600.00			
		Reattached phone lines to buildings	20,000.00			
		Install sewer line clean outs	60,000.00			
		Replace lead sewer lines-5%	7,260.00		Vehicle replacement (See agency wide)	0.00
		<b>Total Dwelling Structures</b>	<b>97,860.00</b>		<b>Total Non Dwelling Equipment</b>	<b>1,000.00</b>
		Replace stoves & refrigerators-5%	9,600.00			
		<b>Total Dwelling Equipment</b>	<b>9,600.00</b>			
Statement		<b>Total Non Dwelling Structures</b>	-			
		Install timed irrigation	200,000.00			
		Regrade around buildings	300,000.00			
		Street drainage	5,000.00			
		<b>Total Site Improvement</b>	<b>505,000.00</b>			
		<b>Total Physical Improvements</b>	<b>602,860.00</b>			
		<b>Total Direct AMP Fees and Costs</b>	<b>60,286.00</b>			
					<b>TOTAL AMP 100 COST FOR YEAR 4</b>	<b>673,746.00</b>

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2012 PHA FY: 2012			Activities for Year: 4 FFY Grant: 2012 PHA FY: 2012		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>AMP 200</b>	<b>Vail Apartments</b>			<b>Vail Apartments</b>	
		Flooring replacement	7,000.00		Replace lobby lights	30,000.00
		Paint 5% of occupied units	10,000.00			
		Recondition all air handlers	30,000.00			
Annual		<b>Minnequa Park Apartments</b>			<b>Minnequa Park Apartments</b>	
		Flooring replacement	7,000.00		Retile laundry rooms	8,000.00
		Recondition windows	15,000.00		<b>Total Non Dwelling Structure</b>	<b>38,000.00</b>
		Paint 5% of occupied units	10,000.00			
Statement						
		<b>Mesa Tower</b>			Vehicle replacement (See agency wide)	0.00
		Flooring replacement	7,000.00		Replacement of maintenance equipment	5,000.00
		Paint 5% of occupied units	10,000.00		<b>Total Non Dwelling Equipment</b>	<b>5,000.00</b>
		<b>Total Dwelling Structures</b>	<b>96,000.00</b>		Replace stoves & refrigerators-5%	28,800.00
					<b>Total Dwelling Equipment</b>	<b>28,800.00</b>
		<b>Total Physical Improvements</b>	<b>134,000.00</b>			
		<b>Total Direct AMP Fees and Costs</b>	<b>13,400.00</b>			
					<b>TOTAL AMP 200 COST FOR YEAR 4</b>	<b>181,200.00</b>

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2012 PHA FY: 2012			Activities for Year: 4 FFY Grant: 2012 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
2009						
See	<b>AMP300</b>			<b>AMP300</b>		
	Co002002	Irrigation systems/landscaping/sod	10,000.00		Replacement of maintenance tools	5,000.00
	Co002004	Tree & bush trimming & removal	25,000.00		Vehicle replacement (See agency wide)	0.00
	Co002005	Concrete repair/replacement	8,000.00			
	Co002009				<b>Total Non Dwelling Equipment</b>	<b>5,000.00</b>
Annual	Co002009					
	Co06P0002010				20 stove and refrigerators @ \$800 per set	19,600.00
	Co06P0002015				<b>Total Dwelling Equipment</b>	<b>19,600.00</b>
	Co06P0002018					
	Co06P0002020					
	Co06P0002023	<b>Total Site Improvement</b>	<b>43,000.00</b>			
Statement	Co06P0002025					
	Co06P0002027	Exterior Painting	7,500.00			
		Insulation	22,000.00			
		Replace exterior doors & hardware	5,000.00			
		Replace interior & closet doors	4,000.00			
		Replace flooring	8,000.00			
		Replace cabinets	7,500.00			
		Plumbing and electrical standardization	8,000.00			
		Repair/replacement HVAC	9,000.00			
		<b>Total Dwelling Structures</b>	<b>71,000.00</b>			
		<b>Total Physical Improvements</b>	<b>114,000.00</b>			
		<b>Total Direct AMP Fees and Costs</b>	<b>11,400.00</b>			
					<b>TOTAL AMP 300 COST FOR YEAR 4</b>	<b>150,000.00</b>

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2012 PHA FY: 2012			Activities for Year: 4 FFY Grant: 2012 PHA FY: 2012		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>AMP400</b>					
	Co002002	Tree Removal	7,000.00	<b>AMP400</b>	Vehicle replacement (See agency wide)	0.00
	Co002004	Landscaping/Sod Replacement 2%	5,000.00		Paint sprayer	3,200.00
	Co002006	Sewer line replacement 1%	3,600.00		<b>Total Non Dwelling Equipment</b>	<b>3,200.00</b>
	Co002009	Fencing	5,000.00			
Annual	Co002009	Concrete repair	7,000.00			
	Co06P0002010	<b>Total Site Improvements</b>	<b>27,600.00</b>			
	Co06P0002015					
	Co06P0002018	Fascia & Gutters - 2%	5,000.00			
	Co06P0002020	Replace 2% interior hollow core/bi-fold doors	7,500.00			
	Co06P0002025	Replace 2% exterior doors	7,500.00			
Statement	Co06P0002027	Replace flooring	17,500.00			
		Replace cabinets	13,200.00			
		Replace entry door hardware	2,500.00			
		Exterior Paint	5,000.00			
		Standardize plumbing & electrical	5,000.00			
		<b>Total Dwelling Structures</b>	<b>63,200.00</b>			
		Replace 5% of range & refrigerators	9,600.00			
		<b>Total Dwelling Equipment</b>	<b>9,600.00</b>			
		<b>Total Physical Improvements</b>	<b>90,800.00</b>			
		<b>Total Direct AMP Fees and Costs</b>	<b>9,080.00</b>			
					<b>TOTAL AMP 400 COST FOR YEAR 4</b>	<b>112,680.00</b>

## Capital Funds Program Five Year Action Plan

### Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 5 FFY Grant: 2013 PHA FY: 2013			Activities for Year: 5 FFY Grant: 2013 PHA FY: 2013		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>Agency</b>	<b>Management Improvements</b>		<b>Agency</b>	For compliance with Asset Management and Project Based Accounting regulations,	15,000.00
	<b>Wide</b>	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:		<b>Wide</b>	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		<b>Total Management Improvements</b>	<b>148,980.00</b>
					<b>Administration</b>	
Statement		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	
					<b>Capital Fund Program</b>	
		Benefits, 40%	20,000.00		<b>Management Fee 10% of Grant Amount</b>	138,270.00
					<b>Total Administration</b>	<b>138,270.00</b>
		To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	4,480.00		<b>Fees and Costs</b>	
					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		<b>Equipment</b>	
					Vehicle replacement, approx. 3 per year	65,000.00
					Computer equipment and software	25,000.00
					<b>These items will be charged to AMPs as purchased.</b>	
		<i>continued next column...</i>				<b>90,000.00</b>
					<b>Total Agency Wide Year 5</b>	<b>\$377,250.00</b>

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

Activities for Year 1	Activities for Year: 5 FFY Grant: 2013 PHA FY: 2013			Activities for Year: 5 FFY Grant: 2013 PHA FY: 2013		Estimated Cost
See	<b>AMP 100</b>	Tree trimming and removal	50,000.00			
					Tools and Equipment	8,000.00
					Vehicle replacement (See agency wide)	0.00
		<b>Total Site Improvement</b>	<b>50,000.00</b>			
Annual		Caulking windows	10,000.00			
		Sewer Lines	7,983.00		<b>Total Non Dwelling Equipment</b>	<b>8,000.00</b>
		Replace 5% of interior doors	15,750.00			
		Replace 5% of floor covering	22,000.00			
		Window covers	25,000.00			
		<b>Total Dwelling Structures</b>	<b>80,733.00</b>			
Statement			-			
		Stoves and Refrigerators	9,600.00			
		<b>Total Non Dwelling Equipment</b>	<b>9,600.00</b>			
		Replace A/C in office/laundry building	12,000.00			
		<b>Total Non Dwelling Structures</b>	<b>12,000.00</b>			
		<b>Total Physical Improvements</b>	<b>142,733.00</b>			
		<b>Total Direct AMP Fees and Costs</b>	<b>14,273.00</b>			
					<b>TOTAL AMP 100 COST FOR YEAR 5</b>	<b>174,606.00</b>

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

Activities for Year 1	Activities for Year: 5 FFY Grant: 2013 PHA FY: 2013			Activities for Year: 5 FFY Grant: 2013 PHA FY: 2013		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>AMP 200</b>	<b>Vail Apartments</b>				
		Flooring replacement	8,000.00		Maintenance tool replacement	5,000.00
		Paint 5% of occupied units	11,000.00		Vehicle replacement (See agency wide)	0.00
		Recondition all air handlers	50,000.00		<b>Total Non Dwelling Equipment</b>	<b>5,000.00</b>
		Replace Roof Top motorized vents	20,000.00			
Annual						
		<b>Minnequa Park Apartments</b>				
Statement		Flooring replacement	8,000.00			
		Irrigation system	15,000.00			
		Paint 5% of occupied units	12,000.00			
		Replace lobby and hallway carpet	30,000.00			
		<b>Mesa Tower</b>				
		Replace elevators	500,000.00			
		Replace roof	50,000.00			
		Replace water heaters	25,000.00		Replace stoves & refrigerators-5%	28,800.00
		Flooring replacement	8,000.00		<b>Total Dwelling Equipment</b>	<b>28,800.00</b>
		Paint 5% of occupied units	12,000.00			
		Lobby air conditioner	10,000.00			
		<b>Total Dwelling Structures</b>	<b>759,000.00</b>			
		<b>Total Direct AMP Fees and Costs</b>	<b>75,900.00</b>			
					<b>TOTAL AMP 200 COST FOR YEAR 5</b>	<b>868,700.00</b>

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

Activities for Year 1	Activities for Year: 5 FFY Grant: 2013 PHA FY: 2013			Activities for Year: 5 FFY Grant: 2013 PHA FY: 2013		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>AMP300</b>			<b>AMP300</b>	20 stove and refrigerators	20,600.00
	Co002002	Irrigation systems/landscaping/sod	10,000.00		<b>Total Dwelling Equipment</b>	<b>20,600.00</b>
	Co002004	Tree & bush trimming & removal	25,000.00			
	Co002005	Concrete repair/replacement	8,000.00		Vehicle replacement (See agency wide)	0.00
	Co002009	Parking lot seal coat	2,500.00		Replacement of maintenance equipment	5,000.00
Annual	Co002009				<b>Total Non Dwelling Equipment</b>	<b>5,000.00</b>
	Co06P0002010	Sewer line replacement	3,500.00			
	Co06P0002015	<b>Total Site Improvement</b>	<b>49,000.00</b>			
	Co06P0002018					
	Co06P0002020	Insulation	3,000.00			
	Co06P0002023	Replace exterior doors & hardware	5,000.00			
Statement	Co06P0002025	Replace interior & closet doors	4,000.00			
	Co06P0002027	Replace flooring	20,000.00			
		Replace cabinets	12,000.00			
		Plumbing and electrical standardization	10,000.00			
		Repair/replace HVAC	10,000.00			
		Exterior Painting	12,000.00			
		<b>Total Dwelling Structures</b>	<b>76,000.00</b>			
		<b>Total Physical Improvements</b>	<b>125,000.00</b>			
		<b>Total Direct AMP Fees and Costs</b>	<b>12,500.00</b>			
					<b>TOTAL AMP 300 COST FOR YEAR 5</b>	<b>163,100.00</b>



## CAPITAL FUND PROGRAM TABLES START HERE

Attachment co002o01

### Annual Statement /Performance and Evaluation Report 11/29/2008 **Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Housing Authority of the City of Pueblo	<b>Grant Type and Number:</b> Capital Fund Program No: <b>CO06P002501-08</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2008</b>
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Original Annual Statement     
  Reserved for Disasters/Emergencies     
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending **9/30/08**     
  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	138,207.00		0.00	0.00
3	1408 Management Improvements	174,128.00		0.00	0.00
4	1410 Administration	138,207.00		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	70,435.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	71,100.00		0.00	0.00
10	1460 Dwelling Structures	461,293.00		3,069.93	88.50
11	1465.1 Dwelling Equipment-Nonexpendable	57,600.00		0.00	0.00
12	1470 Nondwelling Structures	204,000.00		1,975.00	1,975.00
13	1475 Nondwelling Equipment	67,100.00		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)	<b>\$1,382,070.00</b>		<b>\$5,044.93</b>	<b>\$2,063.50</b>
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: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P002501-08</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
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	
<b>Agency Wide</b>	Operations	1406		138,207.00		0.00	0.00	
	<b>Total Operations</b>			<b>138,207.00</b>		<b>0.00</b>	<b>0.00</b>	
	<b>Management Improvements</b>							
	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		0.00	0.00	
	Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	1408		25,000.00		0.00	0.00	
	Benefits, 40%	1408		20,000.00		0.00	0.00	
	To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	1408		4,480.00		0.00	0.00	
	<b>Subtotal 1408</b>			<b>74,480.00</b>		<b>0.00</b>	<b>0.00</b>	





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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P002501-08</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2008</b>	
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	
<b>AMP 100</b>	<b>Dwelling Equipment:</b>							
	Stoves and Refrigerators \$800/set	1465	20 sets	16,000.00		0.00	0.00	
<b>AMP 200</b>	<b>Dwelling Equipment:</b>							
	Stoves and Refrigerators \$800/set	1465	20 sets	16,000.00		0.00	0.00	
	<b>Non-Dwelling Equipment:</b>							
	<b>MINNEQUA</b>							
	8 ft. plastic tables	1475	5	500.00		0.00	0.00	
	<b>MESA TOWER</b>							
	Chairs for laundry room	1475	6	600.00		0.00	0.00	
	Washers and Dryers	1475	4	4,000.00		0.00	0.00	
	<b>VAIL/MINNEQUA</b>							
	Double vacuum cleaner	1475	1	1,000.00		0.00	0.00	
	Carpet/furniture shampooer	1475	1	1,000.00		0.00	0.00	
	20" buffer	1475	1	1,000.00		0.00	0.00	
	20"burnisher	1475	1	1,000.00		0.00	0.00	
<b>AMP 300</b>	<b>Dwelling Equipment:</b>							
	Stoves and Refrigerators @ \$800.00/set	1465	20 sets	16,000.00		0.00	0.00	
	<b>Non-Dwelling Equipment:</b>							
	Vehicle	1475	1	15,000.00		0.00	0.00	
	Printer/copier	1475	1	9,000.00		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: <b>CO06P002501-08</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
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	
<b>AMP 200</b>	<b>VAIL (continued)</b>							
Co002003	<b>MESA TOWER</b>							
	Window covers laundry room	1460	1	3,000.00		0.00	0.00	
	Tenant directory	1460	1	2,000.00		0.00	0.00	
	Video camera	1475	1	0.00		0.00	0.00	
	Build trash bin on south lot							
	Lockout 11th floor elevator	1460	1	1,500.00		0.00	0.00	
	Replace back door east side	1460	1	9,000.00		2,981.43	0.00	
	Parking lot lights	1450	6	6,000.00		0.00	0.00	
	Iron gate	1450	1	1,600.00		0.00	0.00	
	<b>Subtotal Site Improvements</b>	1450		<b>\$7,600.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Subtotal Dwelling Structures</b>	1460		<b>\$15,500.00</b>		<b>\$2,981.43</b>	<b>\$0.00</b>	
	<b>TOTAL SITE IMPROVEMENTS</b>	1450		<b>\$18,600.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<b>TOTAL DWELLING STRUCTURES</b>	1460		<b>\$79,500.00</b>		<b>\$2,981.43</b>	<b>\$0.00</b>	
	<b>Fees and Costs:</b>							
	Architect Services	1430		9,810.00		0.00	0.00	
	10% of Construction Cost							
	<b>Total Fees and Costs</b>			<b>\$9,810.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<b>TOTAL AMP 200</b>			<b>\$107,910.00</b>		<b>\$2,981.43</b>	<b>\$0.00</b>	

**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	
	<b>Site Improvements:</b>							
<b>AMP 300</b>	Irrigation systems/landscaping/sod	1450	10	5,000.00		0.00	0.00	
Co002002	Tree and bush trimming and removal	1450	50	25,000.00		0.00	0.00	
Co002004	Concrete repair/replacement	1450	10	5,000.00		0.00	0.00	
Co002006	Parking lot seal coat	1450	2	2,500.00		0.00	0.00	
Co002008	Exterior lighting	1450	5	1,500.00		0.00	0.00	
Co002009	Sewer line replacement	1450	5	2,500.00		0.00	0.00	
Co06P002010	<b>Total Site Improvement</b>			<b>41,500.00</b>		<b>0.00</b>	<b>0.00</b>	
Co06P002015								
Co06P002018	<b>Dwelling Structures:</b>							
Co06P002020	Repair/replace HVAC	1460	2	3,600.00		0.00	0.00	
Co06P002025	Insulation	1460	10	22,000		0.00	0.00	
Co06P002027	Replace exterior doors & hardware	1460	20	10,000.00		0.00	0.00	
	Replace interior and closet doors	1460	10 units	20,000.00		0.00	0.00	
	Replace flooring	1460	2	7,000.00		0.00	0.00	
	Replace cabinets	1460	6	12,000.00		0.00	0.00	
	Plumbing and electrical standardization	1460	5	10,000.00		88.50	88.50	
	Exterior painting	1460	2	5,000.00		0.00	0.00	
	<b>Total Dwelling Structures</b>			<b>89,600.00</b>		<b>88.50</b>	<b>88.50</b>	
	<b>Fees and Costs:</b>							
	Architect Services	1430		13,110.00		0.00	0.00	
	10% of Construction Cost							
	<b>Total Fees and Costs</b>			<b>\$13,110.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<b>TOTAL AMP 300</b>			<b>\$144,210.00</b>		<b>\$88.50</b>	<b>\$88.50</b>	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P002501-08</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2008</b>	
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	
<b>AMP 400</b>	<b>Site Improvements:</b>							
Co06P002010	Fencing	1450	5	4,000.00		0.00	0.00	
Co06P002015	Landscaping/Sod replacement 2%	1450	5	5,000.00		0.00	0.00	
Co06P002018	Tree Removal	1450	10	2,000.00		0.00	0.00	
	<b>Total Site Improvements:</b>			<b>11,000.00</b>		<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Structures:</b>							
Co002002	Plumbing West 30th Street	1460	1	1,800.00		0.00	0.00	
Co002004								
Co002005								
Co002008								
Co002009								
Co06P002017	Replace entry doors/hardware	1460	20	14,000.00		0.00	0.00	
Co06P002017	Replace vinyl flooring	1460	20	76,000.00		0.00	0.00	
Co06P002017	Cabinet replacement & standardization	1460	20	54,352.00		0.00	0.00	
Co06P002017	Furnaces	1460	20	30,000.00		0.00	0.00	
Co06P002017	Replace interior door & blinds	1460	20	33,000.00		0.00	0.00	
Co06P002017	Paint interior	1460	20	15,500.00		0.00	0.00	
Co06P002017	Misc: Relocation, furniture, rangehoods,	1460	20	67,541.00		0.00	0.00	
	total accessories, clean							
	<b>Total Dwelling Structures:</b>			<b>292,193.00</b>				
	Architectural services for above contracts	1430		27,115.00		0.00	0.00	
	<b>Total Fees and Costs:</b>			<b>27,115.00</b>		<b>0.00</b>	<b>0.00</b>	
	<b>TOTAL AMP400</b>			<b>\$330,308.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	



**CAPITAL FUND PROGRAM TABLES START HERE**

**Attachment co002p01**

**Annual Statement /Performance and Evaluation Report** 12/3/2008  
**Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Housing Authority of the City of Pueblo	<b>Grant Type and Number:</b> Capital Fund Program No: <b>CO06P002501-07</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2007</b>
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Original Annual Statement     
  Reserved for Disasters/Emergencies     
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending **9/30/08**     
  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		35,783.40	* 31,556.67
3	1408 Management Improvements	175,628.00		98,796.67	94,296.67
4	1410 Administration	212,000.00		70,245.95	70,245.95
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		5,676.45	5,676.45
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	213,300.00		14,218.79	11,660.44
10	1460 Dwelling Structures	390,578.00		62,392.64	51,222.56
11	1465.1 Dwelling Equipment-Nonexpendable	14,500.00		** 16,932.00	16,932.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	114,000.00		52,061.17	51,433.98
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)	<b>\$1,270,545.00</b>		<b>\$356,107.07</b>	<b>\$333,024.72</b>
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

\* Funds drawn after reporting period

\*\* Pending budget revision

**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: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P002501-07</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</b>		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
<b>Agency Wide</b>	Operations	1406		125,539.00		35,783.40	31,556.67	Funds drawn after 10/1/08
	<b>Total Operations</b>			<b>125,539.00</b>		<b>35,783.40</b>	<b>31,556.67</b>	
	<b>Management Improvements</b>							
	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		3,246.33	3,246.33	
	Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	1408		25,000.00		0.00	0.00	
	Benefits, 40%	1408		20,000.00		1,760.31	1,760.31	
	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		0.00	0.00	
	<b>Subtotal 1408</b>			<b>74,480.00</b>		<b>5,006.64</b>	<b>5,006.64</b>	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P002501-07</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</b>		
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	
<b>Agency Wide</b>	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		4,500.00	0.00	Maintenance Helper Training
	in regular jobs.							
	For compliance with Asset Mangement	1408		15,000.00		0.00	0.00	
	and Project Based Accounting regulations,							
	contract for consulting services.							
	Training for staff for Asset Management/							
	Project-Based Accounting regulations	1408		5,000.00		1,779.37	1,779.37	
	Contract electronic archiving of blue prints							
	and building specifications	1408		4,500.00		1,428.66	1,428.66	
	Energy Audit	1408		7,000.00		0.00	0.00	
	Consulting services to assist with							
	demoliton application/replacement housing							
	application/tax credit application for Co 2-1	1408		65,148.00		86,082.00	86,082.00	
	<b>Subtotal 1408</b>			101,148.00		93,790.03	89,290.03	
	<b>Total Management Improvements</b>			<b>175,628.00</b>		<b>98,796.67</b>	<b>94,296.67</b>	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P002501-07</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2007</b>	
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	
	<b>Administration</b>							
	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		5,089.63	5,089.63	
	Benefits			30,000.00		1,815.61	1,815.61	
	Sundry administrative expenses such as							
	telephone, office supplies, Fidelity Bond, etc.	1410		10,000.00		1,085.43	1,085.43	
	In house Architectural staff salaries							
	Architect, Planner, Technical Support	1410		75,000.00		53,750.35	53,750.35	
	Benefits	1410		42,000.00		8,504.93	8,504.93	
	<b>Total Administration</b>			<b>212,000.00</b>		<b>70,245.95</b>	<b>70,245.95</b>	
	<b>Fees and Costs</b>							
	Contract engineering costs, sundry costs such as							
	printing, computer supplies, computer	1430		25,000.00		5,676.45	5,676.45	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P002501-07</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</b>		
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	
<b>HA Wide</b>	<b>Non Dwelling Equipment:</b>							
	Replace copier for architectural specifications	1475		9,000.00		0.00	0.00	
	Systematic replacement of aging computer hardware, upgrade PC Software	1,475		20,000.00		3,884.28	3,884.28	
	Systematic replacement of aging printers	1475		8,000.00		0.00	0.00	
	Equipment for Development Office in response to Asset Management Regulations	1475		5,000.00		0.00	0.00	
	Purchase electronic compatible storage cabinets.	1475		7,000.00		0.00	0.00	
	Systematic replacement of broken office furniture i.e; computer desk, shelving, computer workstand, binder racks, flammable cabinets	1475		1,000.00		0.00	0.00	
	Systematic replacement of power equipment to include woodworking, painting, welding, grounds, generator, janitorial equipment	1475		5,000.00 0.00		1,333.79 562.47	1,269.07 0.00	
	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		1,023.00	1,023.00	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P002501-07</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2007</b>	
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		33,588.68	33,588.68	
	Replace printer/copiers for planning and accounting departments	1475		30,000.00		11,668.95	11,668.95	
	The upgraded work order and inventory software will require handheld code scanners to efficiently operate.	1475		3,000.00		0.00	0.00	
	<b>Total Non Dwelling Equipment</b>			<b>114,000.00</b>		<b>52,061.17</b>	<b>51,433.98</b>	
	<b>Dwelling equipment</b>	1465.1						
	20 stove and refrigerators @ \$725 per set			<b>14,500.00</b>		<b>16,932.00</b>	<b>16,932.00</b>	Pending budget revision







**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	
<b>Co002004</b>	<b>Site Improvements:</b>							
	Scattered site sod replacement and 504 transision & implementation	1450		18,000.00		0.00	0.00	
	<b>Total Site Improvements:</b>			<b>18,000.00</b>		<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Structures:</b>							
	Flooring	1460		0.00		1,054.84	1,054.84	
	<b>Total Dwelling Structures:</b>			<b>0.00</b>		<b>1,054.84</b>	<b>1,054.84</b>	
	<b>Total CO002004</b>			<b>18,000.00</b>		<b>1,054.84</b>	<b>1,054.84</b>	









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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P002501-07</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</b>		
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	
<b>CO06P002010</b>	<b>Site Improvement</b>							
	<b>Total Site Improvement</b>			<b>0.00</b>		<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Structures</b>							
	Brick repair			12,500.00		10,500.00	10,500.00	
	Exterior trim painting			2,500.00		0.00	0.00	
	Air conditioners			5,000.00		0.00	0.00	
	<b>Total Dwelling Structures</b>			<b>20,000.00</b>		<b>10,500.00</b>	<b>10,500.00</b>	
	<b>Total CO06P002010</b>			<b>20,000.00</b>		<b>10,500.00</b>	<b>10,500.00</b>	



















**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment co002q01

11/5/2008

<b>Annual Statement /Performance and Evaluation Report</b>					
<b>Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250106</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2006</b>	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u>2</u>	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending <b>9/30/08</b>		<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	125,540.00	125,540.00	125,540.00	125,540.00
3	1408 Management Improvements	113,343.00	118,017.16	118,017.16	118,017.16
4	1410 Administration	162,404.00	176,448.06	176,448.06	176,448.06
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	15,001.17	15,001.17	14,999.06
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	153,854.00	159,340.64	159,340.64	92,676.20
10	1460 Dwelling Structures	653,780.00	654,168.48	654,168.48	623,071.92
11	1465.1 Dwelling Equipment-Nonexpendable	12,991.00	29,099.00	29,099.00	29,099.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	114,615.00	83,998.49	83,998.49	83,998.49
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)	<b>\$1,361,613.00</b>	<b>\$1,361,613.00</b>	<b>\$1,361,613.00</b>	<b>\$1,263,849.89</b>
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: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250106</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2006</b>	
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	
<b>Agency Wide</b>	Operations	1406		125,540.00	125,540.00	125,540.00	125,540.00	
	<b>Total Operations</b>			<b>125,540.00</b>	<b>125,540.00</b>	<b>125,540.00</b>	<b>125,540.00</b>	
	<b>Management Improvements</b>							
	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	22,246.62	22,246.62	22,246.62	
	Resident Initiatives Coordinator, responsible for resident training recruitment, Resident Councils, other types of resident programs.	1408		11,647.00	0.00	0.00	0.00	
	Benefits, 40%	1408		10,034.00	11,427.58	11,427.58	11,427.58	
	To maintain a good living environment at Sangre de Cristo Apartments off duty law enforcement officers are employed to provide security.	1408		0.00	0.00	0.00	0.00	
		1408		4,480.00	4,480.00	4,480.00	4,480.00	
	<b>Subtotal 1408</b>			<b>39,600.00</b>	<b>38,154.20</b>	<b>38,154.20</b>	<b>38,154.20</b>	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250106</b> Replacement Housing Factor Grant No:						Federal FY of Grant: <b>2006</b>
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	
<b>Agency Wide</b>	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	4,525.00	4,525.00	4,525.00	
	For compliance with Asset Mangement and Project Based Accounting regulations, contract for consulting services.	1408		13,439.00	0.00	0.00	0.00	
	Training for staff for Asset Management/ Project-Based Accounting regulations	1408		1,344.00	9,844.75	9,844.75	9,844.75	
	Contract electronic archiving of blue prints and building specifications, sundry	1408		4,480.00	4,532.92	4,532.92	4,532.92	
	Consulting services to assist with demolition application/replacement housing application/tax credit application for Co 2-1	1408		50,000.00	60,960.29	60,960.29	60,960.29	
	<b>Subtotal 1408</b>			73,743.00	79,862.96	79,862.96	79,862.96	
	<b>Total Management Improvements</b>			<b>\$113,343.00</b>	<b>\$118,017.16</b>	<b>\$118,017.16</b>	<b>\$118,017.16</b>	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250106</b> Replacement Housing Factor Grant No:						Federal FY of Grant: <b>2006</b>
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	
	<b>Administration</b>							
	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	24,359.60	24,359.60	24,359.60	
	Benefits			26,242.00	6,131.65	6,131.65	6,131.65	
	Sundry administrative expenses such as							
	telephone, office supplies, Fidelity Bond, etc.	1410		7,167.00	3,211.59	3,211.59	3,211.59	
	In house Architectural staff salaries							
	Architect, two Draftsmen, Technical Support	1410		64,040.00	114,533.29	114,533.29	114,533.29	
	Benefits	1410		25,588.00	28,211.93	28,211.93	28,211.93	
	<b>Total Administration</b>			<b>162,404.00</b>	<b>176,448.06</b>	<b>176,448.06</b>	<b>176,448.06</b>	
	<b>Fees and Costs</b>							
	Contract engineering costs, sundry costs such as							
	printing, computer supplies, computer	1430		<b>25,086.00</b>	<b>15,001.17</b>	<b>15,001.17</b>	<b>14,999.06</b>	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
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	
<b>HA Wide</b>	<b>Non Dwelling Equipment:</b>							
	Replace plotter for architectural specifications	1475		8,959.00	0.00	0.00	0.00	
	Systematic replacement of aging computer hardware, upgrade PC Software	1,475		19,621.00	23,265.14	23,265.14	23,265.14	
	Systematic replacement of aging printers	1475		8,959.00	0.00	0.00	0.00	
	Equipment for Development Office in response to Asset Management Regulations	1475		5,465.00	2,781.90	2,781.90	2,781.90	
	Purchase electronic compatible storage cabinets.	1475		7,167.00	0.00	0.00	0.00	
	Systematic replacement of broken office furniture i.e; computer desk, shelving, computer workstand, binder racks, flammable cabinets	1475		824.00	0.00	0.00	0.00	
	Community Space Equipment	1475		0.00	2,786.84	2,786.84	2,786.84	
	Systematic replacement of power equipment to include woodworking, painting, welding, grounds, generator, janitorial equipment	1475		6,728.00	7,524.81	7,524.81	7,524.81	
	Systematic replacement of office equipment and furniture	1475		448.00	0.00	0.00	0.00	
	To maintain its properties in their excellent condition, the HACP must have quality, professional equipment.							

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250106</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2006</b>	
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	29,177.80	29,177.80	29,177.80	
	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	18,462.00	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	0.00	0.00	0.00	
	<b>Total Non Dwelling Equipment</b>			<b>114,615.00</b>	<b>83,998.49</b>	<b>83,998.49</b>	<b>83,998.49</b>	
	<b>Dwelling equipment</b>							
	20 stove and refrigerators @ \$725 per set			<b>12,991.00</b>	<b>29,099.00</b>	<b>29,099.00</b>	<b>29,099.00</b>	

































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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
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	
<b>Co06P002025</b>	<b>Dwelling Structures:</b>							
	Exterior painting	1460		2,240.00	0.00	0.00	0.00	
	Exterior doors & hardware	1460		2,060.00	0.00	0.00	0.00	
	<b>Total Dwelling Structures</b>			<b>4,300.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total CO002025</b>			<b>\$4,300.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
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	
<b>Co06P002027</b>	<b>Dwelling Structures:</b>							
	Replace interior doors	1460		1,075.00	2,810.53	2,810.53	2,810.53	
	Exterior painting	1460		3,584.00	0.00	0.00	0.00	
	<b>Total Dwelling Structures</b>			<b>4,659.00</b>	<b>2,810.53</b>	<b>2,810.53</b>	<b>2,810.53</b>	
	<b>Total CO002027</b>			<b>\$4,659.00</b>	<b>\$2,810.53</b>	<b>\$2,810.53</b>	<b>\$2,810.53</b>	



**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment co002r01

12/8/2008

<b>Annual Statement /Performance and Evaluation Report</b>						
<b>Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u>3</u>		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending <b>09/30/2008</b>		<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	56,246.80	56,246.80	56,246.80	
4	1410 Administration	181,270.00	202,176.17	202,176.17	202,176.17	
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	25,000.00	19,101.20	19,101.20	19,101.20	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	221,965.00	66,862.00	66,862.00	66,862.00	
10	1460 Dwelling Structures	675,149.00	818,650.07	818,650.07	818,650.07	
11	1465.1 Dwelling Equipment-Nonexpendable	14,500.00	21,510.00	21,510.00	21,510.00	
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00	
13	1475 Nondwelling Equipment	76,530.00	76,567.76	76,567.76	76,567.76	
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)	<b>\$1,401,237.00</b>	<b>\$1,401,237.00</b>	<b>\$1,401,237.00</b>	<b>\$1,401,237.00</b>	
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**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250105</b> Replacement Housing Factor Grant No:						Federal FY of Grant: <b>2005</b>	
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		
<b>Agency Wide</b>	<b>Operations</b>		<b>Total 1406</b>	1406		140,123.00	140,123.00	140,123.00	140,123.00
	<b>Management Improvements</b>								
	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	4,024.49	4,024.49	4,024.49	
	<b>Page total</b>				<b>184,323.00</b>	<b>182,484.97</b>	<b>182,484.97</b>	<b>182,484.97</b>	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250105</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2005</b>	
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	8,200.00	8,200.00	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 & Procurement Consulting	1408		10,000.00	0.00	0.00	0.00	
	<b>Page total</b>			22,500.00	13,884.83	13,884.83	13,884.83	
	<b>Total Management Improvements</b>			<b>\$66,700.00</b>	<b>\$56,246.80</b>	<b>\$56,246.80</b>	<b>\$56,246.80</b>	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250105</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2005</b>	
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	
	<b>Administration</b>	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	57,596.14	57,596.14	
	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	14,702.86	14,702.86	
	In house Architectural staff salaries							
	Architect, two Draftsmen, Technical Support	1410		71,480.00	84,547.40	84,547.40	84,547.40	
	Benefits	1410		28,560.00	28,560.00	28,560.00	28,560.00	
	<b>Total Administration</b>			<b>181,270.00</b>	<b>202,176.17</b>	<b>202,176.17</b>	<b>202,176.17</b>	
	<b>Fees and Costs</b>							
	Contract engineering costs, sundry costs such as							
	printing, computer supplies, computer	1430		25,000.00	19,101.20	19,101.20	19,101.20	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250105</b> Replacement Housing Factor Grant No:						Federal FY of Grant: <b>2005</b>
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	
<b>HA Wide</b>	<b>Non Dwelling Equipment</b>	1475						
	Scanner to transfer printed data to computer storage to include writable CD's	1475		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	1475		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	1475		8,000.00	6,918.44	6,918.44	6,918.44	
	Systematic replacement of 9 aging printers	1475		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	1475		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	1475		7,510.00	8,913.97	8,913.97	8,913.97	

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PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250105</b> Replacement Housing Factor Grant No:						Federal FY of Grant: <b>2005</b>
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	1475		500.00	25,015.95	25,015.95	25,015.95	
	To maintain its properties in their excell- ent condition, the HACP must have quality, professional equipment.							
	Systematic replacement of vehicles based on mileage (< 100,000 miles) and age (< 15 years old)	1475		30,000.00	35,719.40	35,719.40	35,719.40	
	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	1475		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.							







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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>CO002003</b>	<b>EMERGENCY</b>							
	<b>Dwelling Structures:</b>							
	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	3,818.89	3,818.89	3,818.89	Fungible to FY 2006
	HVAC Repair - emergency	1460		0.00	4,300.00	4,300.00	4,300.00	
	<b>Total Dwelling Structures:</b>			<b>27,850.00</b>	<b>9,994.93</b>	<b>9,994.93</b>	<b>9,994.93</b>	
	Landscape improvements	1450		10,000.00	0.00	0.00	0.00	
	<b>Total Site Improvements</b>			<b>10,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total CO002003</b>			<b>\$37,850.00</b>	<b>\$9,994.93</b>	<b>\$9,994.93</b>	<b>\$9,994.93</b>	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>CO002004</b>	<b>Dwelling Structures</b>							
	Flooring			0.00	1,087.45	1,087.45	1,087.45	
	Flooring and Painting for Ogden Apts.			0.00	11,264.90	11,264.90	11,264.90	
	<b>Total Dwelling Structures</b>			<b>0.00</b>	<b>12,352.35</b>	<b>12,352.35</b>	<b>12,352.35</b>	
	<b>Site Improvements</b>							
	Provide concrete splash blocks	1450		1,500.00	0.00	0.00	0.00	
	Provide concrete trash enclosures	1450		8,635.00	0.00	0.00	0.00	
	<b>Total Site Improvements</b>			<b>10,135.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total CO002004</b>			<b>\$10,135.00</b>	<b>\$12,352.35</b>	<b>\$12,352.35</b>	<b>\$12,352.35</b>	



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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>CO002006</b>	<b>Dwelling Structures</b>							
	Flooring		1460	0.00	3,496.50	3,496.50	3,496.50	
	Kitchen and Bath upgrades		1460	0.00	4,934.78	4,934.78	4,934.78	
	Interior rehab		1460	0.00	3,076.16	3,076.16	3,076.16	
	<b>Total Dwelling Structures</b>			<b>0.00</b>	<b>11,507.44</b>	<b>11,507.44</b>	<b>11,507.44</b>	Transfer from 2006 Cap Fund
	<b>Site Improvements</b>							
	Landscaping/irrigation & concrete		1450	0.00	0.00	0.00	0.00	
	<b>Total Site Improvements</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	Trans from Cap Fund 2006
	<b>Total CO002006</b>			<b>\$0.00</b>	<b>\$11,507.44</b>	<b>\$11,507.44</b>	<b>\$11,507.44</b>	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>CO002008</b>	<b>Dwelling Structures</b>							
	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	
	<b>Total Dwelling Structures:</b>			<b>36,888.00</b>	<b>2,687.58</b>	<b>2,687.58</b>	<b>2,687.58</b>	
	<b>Site Improvements</b>							
	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	
	<b>Total Site Improvements</b>			<b>24,505.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total CO002008</b>			<b>\$61,393.00</b>	<b>\$2,687.58</b>	<b>\$2,687.58</b>	<b>\$2,687.58</b>	



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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>CO06P002010</b>	<b>Dwelling Structures</b>				245,960.52	245,960.52	245,960.52	General Const. Contract
	Replace entry doors, deadbolt locks	1460		20,125.00	0.00	0.00	0.00	
	Replace interior doors	1460		2,475.00	0.00	0.00	0.00	
	Replace kitchen cabinets, bathroom lavatory, plumbing fixtures and trim	1460		14,250.00	0.00	0.00	0.00	
	Paint unit interiors	1460		15,600.00	850.37	850.37	850.37	
	Replace kitchen and bath cabinets	1460		29,464.00	3,104.05	3,104.05	3,104.05	
	Replace electrical fixtures	1460		2,400.00	0.00	0.00	0.00	
	Replace flooring	1460		39,381.00	9,683.87	9,683.87	9,683.87	
	Furnace replacement	1460		0.00	4,632.00	4,632.00	4,632.00	
	<b>Total Dwelling Structures</b>			<b>123,695.00</b>	<b>264,230.81</b>	<b>264,230.81</b>	<b>264,230.81</b>	
	<b>Site Improvement</b>							
	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	
	<b>Total Site Improvement</b>			<b>11,800.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total CO06P002010</b>			<b>\$135,495.00</b>	<b>\$264,230.81</b>	<b>\$264,230.81</b>	<b>\$264,230.81</b>	



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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>Co06P002014</b>	<b>Site Improvements:</b>							
		1450		0.00	0.00	0.00	0.00	
	<b>Total Site Improvements:</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Structures:</b>							
	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	0.00	0.00	0.00	Fungible to FY 2006
	Emergency Light Replacement	1460		0.00	12,010.00	11,510.00	11,510.00	
	<b>Total Dwelling Structures</b>			<b>29,025.00</b>	<b>12,708.42</b>	<b>12,208.42</b>	<b>12,208.42</b>	
	<b>Total CO06P002014</b>			<b>\$29,025.00</b>	<b>\$12,708.42</b>	<b>\$12,208.42</b>	<b>\$12,208.42</b>	

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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	
<b>Co06P002015</b>	<b>Site Improvements:</b>							
	Landscaping/sod replacement	1450	1	1,500.00	0.00	0.00	0.00	
	<b>Total Site Improvements:</b>			<b>1,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Structures:</b>							
	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	
	<b>Total Dwelling Structure</b>			<b>21,120.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total CO06P002015</b>			<b>\$22,620.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	



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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>Co06P002018</b>	<b>Site Improvements:</b>							
	Trim and/or replace trees	1450	10	5,000.00	0.00	0.00	0.00	Transfer to Cap Fund 2006
	Recondition/resod lawns	1450		4,875.00	0.00	0.00	0.00	
	<b>Total Site Improvements:</b>			<b>9,875.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Structures:</b>							
	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	
	<b>Total Dwelling Structure</b>			<b>29,875.00</b>	<b>26,043.52</b>	<b>26,043.52</b>	<b>26,043.52</b>	
	<b>Total CO06P002018</b>			<b>\$39,750.00</b>	<b>\$26,043.52</b>	<b>\$26,043.52</b>	<b>\$26,043.52</b>	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>Co06P002020</b>	<b>Site Improvements:</b>							
	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	
	<b>Total Site Improvements:</b>			<b>5,925.00</b>	<b>3,632.00</b>	<b>3,632.00</b>	<b>3,632.00</b>	
	<b>Dwelling Structures:</b>							
	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 recepticles/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	
	<b>Total Dwelling Structures</b>			<b>45,440.00</b>	<b>28,791.57</b>	<b>28,791.57</b>	<b>28,791.57</b>	
	<b>Total CO002020</b>			<b>\$51,365.00</b>	<b>\$32,423.57</b>	<b>\$32,423.57</b>	<b>\$32,423.57</b>	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>Co06P002022</b>	<b>Site Improvements:</b>							
	Concrete repairs	1450	3	1,800.00	0.00	0.00	0.00	Trans to Cap Fund 2006
	<b>Total Site Improvements</b>			<b>1,800.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Structures:</b>							
	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	3,213.00	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	
	<b>Total Dwelling Structures</b>			<b>18,286.00</b>	<b>3,498.95</b>	<b>3,498.95</b>	<b>3,498.95</b>	
	<b>Total CO002022</b>			<b>\$20,086.00</b>	<b>\$3,498.95</b>	<b>\$3,498.95</b>	<b>\$3,498.95</b>	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>Co06P002025</b>	<b>Site Improvements:</b>			0.00	0.00	0.00	0.00	
	<b>Total Site Improvements</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Structures:</b>							
	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	
	<b>Total Dwelling Structures</b>			<b>8,085.00</b>	<b>295.75</b>	<b>295.75</b>	<b>295.75</b>	
	<b>Total CO002025</b>			<b>8,085.00</b>	<b>295.75</b>	<b>295.75</b>	<b>295.75</b>	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
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	
<b>Co06P002027</b>	<b>Site Improvements:</b>			0.00	0.00	0.00	0.00	
	<b>Total Site Improvements</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Structures:</b>							
	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	
	<b>Total Dwelling Structures</b>			<b>5,600.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total CO002027</b>			<b>5,600.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	



**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment co002s01

10/23/2008

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

<b>PHA Name:</b> Housing Authority of the City of Pueblo	<b>Grant Type and Number:</b> Capital Fund Program No: <b>CO06P00250104</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2004</b>
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Original Annual Statement     
  Reserved for Disasters/Emergencies     
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending **9/30/08**     
  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	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	25,000.00	25,000.00	25,000.00	25,000.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	32,400.00	84,287.62	84,287.62	84,287.62
10	1460 Dwelling Structures	874,515.00	731,767.96	731,767.96	731,767.96
11	1465.1 Dwelling Equipment-Nonexpendable	15,000.00	11,106.00	11,106.00	11,106.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	54,500.00	194,446.21	194,446.21	194,446.21
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	70,000.00	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)	<b>\$1,454,872.00</b>	<b>\$1,454,872.00</b>	<b>\$1,454,872.00</b>	<b>\$1,454,872.00</b>
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**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
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	
	<b>Operations</b>	1406		145,487.00	145,487.00	145,487.00	145,487.00	
	<b>Total Operations</b>							
	<b>Administration</b>	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	
	<b>Total Administration</b>			<b>181,270.00</b>	<b>181,270.00</b>	<b>181,270.00</b>	<b>181,270.00</b>	
	<b>Fees and Costs</b>							
	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: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250104</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2004</b>	
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	
<b>Agency Wide</b>	<b>Management Improvements</b>							
	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	
	<b>Page total</b>			<b>44,200.00</b>	<b>65,671.52</b>	<b>65,671.52</b>	<b>65,671.52</b>	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250104</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2004</b>	
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	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	0.00	0.00	0.00	
	<b>Page total</b>			<b>12,500.00</b>	<b>15,835.69</b>	<b>15,835.69</b>	<b>15,835.69</b>	
	<b>Total Management Improvements</b>			<b>\$56,700.00</b>	<b>\$81,507.21</b>	<b>\$81,507.21</b>	<b>\$81,507.21</b>	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
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	
<b>HA Wide</b>	<b>Non Dwelling Equipment</b>							
	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	
	<b>Total Non Dwelling Equipment</b>			<b>54,500.00</b>	<b>194,446.21</b>	<b>194,446.21</b>	<b>194,446.21</b>	
	Replacement of refrigerators and stoves	1465		15,000.00	11,106.00	11,106.00	11,106.00	
	<b>Total Dwelling Equipment</b>			<b>15,000.00</b>	<b>11,106.00</b>	<b>11,106.00</b>	<b>11,106.00</b>	





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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250104</b> Replacement Housing Factor Grant No:						Federal FY of Grant: <b>2004</b>
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	
<b>CO002003</b>	<b>EMERGENCY</b>							
	<b>Dwelling Structures:</b>							
	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	
	<b>Total Dwelling Structures:</b>			<b>351,925.00</b>	<b>9,591.13</b>	<b>9,591.13</b>	<b>9,591.13</b>	
	Relocation during sewer vent line repairs	1495		70,000.00	0.00	0.00	0.00	
	<b>Total Relocation:</b>			<b>70,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total CO002003</b>			<b>\$421,925.00</b>	<b>\$9,591.13</b>	<b>\$9,591.13</b>	<b>\$9,591.13</b>	



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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
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	
<b>CO002005</b>	<b>Dwelling Structures:</b>							
	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	
	<b>Total Dwelling Structures:</b>			<b>281,576.00</b>	<b>560,770.87</b>	<b>560,770.87</b>	<b>560,770.87</b>	
	<b>Site Improvements</b>	1450		0.00	960.62	960.62	960.62	
	Landscaping							
	<b>Total Site Improvements:</b>			<b>0.00</b>	<b>960.62</b>	<b>960.62</b>	<b>960.62</b>	
	<b>Total CO002005</b>			<b>\$281,576.00</b>	<b>\$561,731.49</b>	<b>\$561,731.49</b>	<b>\$561,731.49</b>	

**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	
<b>CO002006</b>	<b>Site Improvements:</b>							
	<b>Total Site Improvements:</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Structures:</b>							
	Replace floor tile	1460		11,630.00	19,747.95	19,747.95	19,747.95	
	Replace interior doors/hardware	1460		20,000.00	3,947.24	3,947.24	3,947.24	
	<b>Total Dwelling Structures:</b>			<b>31,630.00</b>	<b>23,695.19</b>	<b>23,695.19</b>	<b>23,695.19</b>	
	<b>Total CO002006</b>			<b>\$31,630.00</b>	<b>\$23,695.19</b>	<b>\$23,695.19</b>	<b>\$23,695.19</b>	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250104</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2004</b>	
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	
<b>CO002008</b>	<b>Site Improvements:</b>							
	<b>Total Site Improvements:</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Structures:</b>							
	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	
	<b>Total Dwelling Structures:</b>			<b>20,000.00</b>	<b>8,688.14</b>	<b>8,688.14</b>	<b>8,688.14</b>	
	<b>Total CO002008</b>			<b>\$20,000.00</b>	<b>\$8,688.14</b>	<b>\$8,688.14</b>	<b>\$8,688.14</b>	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250104</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2004</b>	
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	
<b>CO002009</b>	<b>Site Improvements:</b>							
	Fence repair		1450	0.00	1,379.00	1,379.00	1,379.00	
	<b>Total Site Improvements:</b>			<b>0.00</b>	<b>1,379.00</b>	<b>1,379.00</b>	<b>1,379.00</b>	
	<b>Dwelling Structures:</b>							
	Replace floor tile		1460	0.00	1,283.25	1,283.25	1,283.25	
	<b>Total Dwelling Structures:</b>			<b>0.00</b>	<b>1,283.25</b>	<b>1,283.25</b>	<b>1,283.25</b>	
	<b>Total CO002009</b>			<b>\$0.00</b>	<b>\$2,662.25</b>	<b>\$2,662.25</b>	<b>\$2,662.25</b>	



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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250104</b> Replacement Housing Factor Grant No:						Federal FY of Grant: <b>2004</b>
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	
<b>CO06P002011</b>	<b>Site Improvements:</b>							
		1450						
		1450						
		1450						
	<b>Total Site Improvements:</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Structures:</b>							
	Retro fit two units for hearing/visual	1460		1,000.00	3,895.00	3,895.00	3,895.00	
	Cabinet refinishing/interior paint	1460	10	14,500.00	1,540.00	1,540.00	1,540.00	
	Flooring replacement	1460	2	4,750.00	1,353.20	1,353.20	1,353.20	
	Replace smoke detectors	1460	56	5,600.00	0.00	0.00	0.00	
	<b>Total Dwelling Structures:</b>			<b>24,850.00</b>	<b>6,788.20</b>	<b>6,788.20</b>	<b>6,788.20</b>	
	<b>Total CO06P002011</b>			<b>\$24,850.00</b>	<b>\$6,788.20</b>	<b>\$6,788.20</b>	<b>\$6,788.20</b>	

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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250104</b> Replacement Housing Factor Grant No:						Federal FY of Grant: <b>2004</b>
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	
<b>Co06P002014</b>	<b>Site Improvements:</b>							
		1450						
	<b>Total Site Improvements:</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Structures:</b>							
	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	
	<b>Total Dwelling Structures:</b>			<b>11,150.00</b>	<b>3,377.20</b>	<b>3,377.20</b>	<b>3,377.20</b>	
	<b>Total CO06P002014</b>			<b>\$11,150.00</b>	<b>\$3,377.20</b>	<b>\$3,377.20</b>	<b>\$3,377.20</b>	











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

PHA Name: <b>Housing Authority of the City of Pueblo</b>		Grant Type and Number: Capital Fund Program No: <b>CO06P00250104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
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	
<b>Co06P002023</b>	<b>Site Improvements:</b>							
	<b>Total Site Improvements</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Structures:</b>							
	Replace flooring	1460	1	0.00	1,498.00	1,498.00	1,498.00	
	<b>Total Dwelling Structures</b>			<b>0.00</b>	<b>1,498.00</b>	<b>1,498.00</b>	<b>1,498.00</b>	



Attachment: co002t01  
Housing Authority of the City of Pueblo

**RESIDENT ADVISORY BOARD  
RECOMMENDATIONS  
2009-10 ANNUAL PLAN**

<b>Location</b>	<b>AMP/Dev.</b>	<b>Recommendations</b>	<b>Addressed as</b>
Vail	200/011	Lack of parking (non-residents parking in spaces)	Manager will meet with adjoining businesses.
Vail	200/011	Additional parking lot lighting needed	Manager will make sure lighting is functioning properly. Additional lighting is addressed in 2008 Capital Fund.
Mesa Tower	200/003	Addition of motion sensitive lighting at entrances, security cameras and guards.	New entrance doors, lighting and security cameras has been addressed in the 2007 Capital Fund. Currently PHA security patrols during non-business hours.
Scattered Sites	300/400	Need for grass seed and fertilizer	Manager will address through operating budget.
Mesa Tower	200/003	Laundry machines are not working properly.	Manager will investigate. If machines need to be replaced this is budgeted in operations.
Scattered Sites	300/400	Paint, carpet, tree trimming	Provided for through normal operations.
	300/400	Motion detector lighting for scattered sites	Management will not provide. Appropriate lighting exist at all scattered site locations.
		Wheel chair accessible sidewalks	Currently the PHA has accessible units that meet all the requirements. Any new sidewalks that are poured have corner cuts put in.
Mesa Tower	200/003	Need resident directory.	Completed.
		Locking door handles	PHA will not install, deadbolts are on all doors. This eliminates the possibility of tenants locking themselves out.
Scattered Sites	300/400	Tree trimming.	Currently performed through operating budget.
Mesa Tower	200/003	Need for trees to be trimmed or removed.	Currently performed through operating budget.

**Resident Advisory Board Orientation Meeting  
October 2, 2008**

Persons in attendance: Terry Lown, Jan Parlett, Pat Rivas, Heather Fulbright, Eva Hughes, Opal Norman, Stanley Edelstein, Mary Dolgan, Dennis Rossner, Glynda Bulman, Jackie Richael, Regina Ingram-Ford, Clifford Morgan.

The meeting was called to order by Mr. Terry Lown, Asst. Executive Director for the Housing Authority of the City of Pueblo (HACP) at 4:07pm. Mr. Lown introduced HACP staff present (Jan Parlett, Pat Rivas, and Heather Fulbright).

Mr. Lown discussed the reason we have a Resident Advisory Board (RAB). HUD requires us to include residents concerns into the preparation of the annual and 5yr plans. The residents assist HACP in determining where money from the Capital Fund Grant is to be used; project managers throughout the year also note possible capital improvements that are needed. All ideas are considered and the most needed ones are put into the budget which cannot exceed the previous year's amount, \$1,382,000. It was explained during the year we get a subsidy to run daily operations but we get a capitol fund grant each year for property improvement, last year was almost 1.4 million dollars. It was noted that the RAB is to give capital improvement ideas, not complaints such as a neighbor's stereo being too loud. All RAB members were encouraged to make a list of possible capital improvement items for the next meeting.

Mr. Morgan asked if the budget increases each year. Mr. Lown stated that it use to be as high as \$1.6 million and has consistently dropped in the last five to eight years.

Mr. Edelstein stated that the Vail now has parking issues after 2pm that they hadn't in previous years. An example was given and he suggested a possible routine inspection of the parking lot. Mr. Lown stated that spaces have not decreased, but the PBR may have something to do with the problem, that is an idea to bring into the plan. Mrs. Hughes commented the lighting at night is also an issue. Mr. Lown stated that is a perfect example of ideas needed.

Mrs. Richael suggested motion sensitive lights for mesa tower.

Mrs. Ingram-Ford commented on a positive note that people in her area are starting to take better care of their grass. She stated her area only has three concerns, and commented on only one, that the refrigerator size is too small.

Mr. Lown reminded the members this is only an orientation meeting and we will have three additional meetings to discuss these issues and asked everyone try to attend all of them. By the next meeting the 1<sup>st</sup> draft of the capitol fund items budget will be done to allow comments/questions on it.

Mr. Morgan asked how we get the \$1.6 million back. Mr. Lown stated we are at the mercy of congress and the president. It was explained that we have representation through our professional group lobbying for our needs. Our operating subsidiary was also explained that when we submit our budget at 100% we are only funded at 82%.

Mr. Morgan asked if the fund includes all the projects, and commented on the possible remodel of Sangre De Cristo. Mr. Lown stated that all 901 units that we operate in the public housing program are included, and explained that we did not receive the Hope IV grant for the remodel. Mr. Morgan asked if grass seed, weed and feed, etc. are included.

Mr. Lown stated that those are normal operating items and this grant includes improvements to maintain the integrity of the structure so it will last.

Mr. Lown stated improvement ideas brought to the next meeting will be put in the 2<sup>nd</sup> draft of the budget. We will have Barbara Bernard and Gary Trujillo at the next meeting where updates on current projects may be given. The residents were thanked for participating in the RAB and encouraged to talk to their neighbors to brainstorm and get input.

The 4pm start time was discussed and a noon time with lunch was offered. The noon start time was chosen. It was also determined that spouses are welcome; however children are not allowed to come. It was reiterated that there will be three additional RAB meetings, then the public hearing. The next meeting is October 15<sup>th</sup> at noon at the same location. There will be a follow up letter and phone call to remind members.

Mrs. Richael asked how residents were notified of the RAB. Mr. Lown stated letters were sent to all 901 households informing them of the opportunity to participate. The public hearing will be published in paper at a later date to invite the public and record votes for the plan.

Mrs. Dolgan asked if we already have a five year plan what we are really working on. Mr. Lown stated that anything we plan on doing we have to have in the plan or we can't send out an application. Every item must be accounted for line. Each year the plan is reworked, moving items around/adding items, to refine it and best fit the current need.

Mrs. Ingram-Ford asked if funds will be divided equally. Mr. Lown stated they are not; the oldest most severe items are first because we never know when money may run out. Mrs. Ingram-Ford asked if there is a miscellaneous fund for small repairs in other areas. Mr. Lown stated that would be handled in the normal operations budget most of the time, however if there is an unexpected major problem there is an operations line that 10% of the grant is put into for those items.

Mrs. Ingram-Ford asked about 90 day and REAC inspections. It was stated that the 90 day inspection is done by the manager and the REAC inspection is basically just checking the HACCP inspections.

Mrs. Dolgan stated about inspections that in the contract and lease it states that a resident will receive a letter of notification before any inspection, however 2 weeks ago at Mesa Tower nobody got a letter on the 6<sup>th</sup> floor and Vida came and did an inspection to entire floor with no notice. Mr. Lown stated he would look into it and 48hours notice is required except in emergencies.

Mr. Lown again stated for the residents to bring a list of ideas for the next meeting on the 15<sup>th</sup> and the RAB will look at the 1<sup>st</sup> draft then as well. The residents were thanked for coming and encouraged to come back.

The meeting was adjourned at 4:40 pm.

**Resident Advisory Board Orientation Meeting  
October 15, 2008**

Persons in attendance: Terry Lown, Barbara Bernard, Jan Parlett, Pat Rivas, Heather Fulbright, Vida Harbour, Gary Trujillo, Joey Caricato, David Hudson, Matthew Gordon, Dennis Rossner, Jackie Richael, Stanley Edelstein, Eva Hughes, Opal Norman, Mary Dolgan, Kathy Sandoval, Glynda Bulman, Clifford Morgan. All attendees were provided with a draft copy of the capitol budget.

The meeting was called to order by Mr. Terry Lown, Asst. Executive Director for the Housing Authority of the City of Pueblo (HACP) at 12:00 noon.

Mrs. Bernard explained what the annual plan is and that it only applies to the public housing, not others such as the Union and Richmond. The residents were informed that we need to budget to last years amount, 1,382,070; currently we are about 27,000 over budget. The first draft of the annual statement was explained line by line and examples were given of what items contained in each budget could entail. It was explained that ten percent of the grant is reserved for non capitol use, or the "emergency fund" and ten percent will be set aside for administration costs. This budget will take effect the summer of 2009. Twenty four months will be allowed to obligate the funds after approval, and the following twenty four months will be allowed to expend the money.

Mrs. Richael asked in regard to budgeted purchases for Sangre de Cristo if it's getting demolished why improve it, can those items can be recycled for the redevelopment. Mr. Lown explained that we still have an obligation to keep the complex up and running until it can be redeveloped.

Mrs. Norman questioned whether the screens on the Vail that were damaged from the hail storm are going to be replaced. Mr. Lown stated that special material had to be ordered and the bid will go out to do the job pretty quick.

Mr. Lown stated that the annual plan is used not only to notify HUD of the budget, but also to let them know about any change in policy or procedures and when it will be implemented. It was noted that next week (October 20, 2008) the annual plan will be made available for public viewing along with the capitol improvements. The resident input was then asked for:

Mr. Rossner from Mesa Tower stated he surveyed 15 people and they had multiple concerns as follows:

86 percent listed security as a primary concern; can we move some money into security? You can get four small cameras that transmit into a broadband computer for \$4,800 and we can have people install them for free. Or we can go to hawk shops to see if the cameras can be purchased at a reduced price. Also the issue of people propping open doors, or the doors not latching correctly was brought up as well as lighting. Many examples of security issues were stated. Mr. Lown stated that we will see what we can do to resolve those issues. Mrs. Bernard inquired into whether the new doors seem to be

better and more secure or not. Mr. Rossner stated that they are however people are still propping them open.

Mrs. Richael suggested we use a resident to monitor the cameras and use motion lights to detour burglars. The empty space on the ground floor could be used for a security person or be converted to another apartment. The laundry room breakdown issue was also discussed; when a machine breaks it takes a few weeks to get it fixed.

In regard to security Mr. Lown stated that the security guard from the Sangre de Cristo apartments drives by the other buildings such as Mesa Tower to check on them at night. It was stated that some of these same issues are occurring at Mineral Palace Tower and we are trying to find a solution.

Mrs. Harbour stated that bars are going to be put up to detour burglars from the hiding places around Mesa Tower, and video cameras as well as parking lot lights are in the budget for this year already. We are also looking into locking the elevators off from the 11<sup>th</sup> floor where the laundry facilities are to detour non-residents from accessing the machines and stealing the money from them.

Mrs. Richael suggested that an outside security company be hired to watch the building, Mr. Rossner asked about a previous quote when the security issue was brought up before. Mrs. Harbour stated that the Housing Authority likes to hire off duty officers rather than security companies because they are more experienced, trained longer, and more experienced with their weapon.

Mr. Morgan asked if motion detectors are available for the single family homes. Mr. Lown stated that they are not available and to ask your manager about the possibility of purchasing and having one installed. Mrs. Bernard stated that an adapter is made that goes between the light bulb and the fixture making it into a motion light, she will look into it. Mr. Morgan stated that where the light is needed there is not currently a light. Mrs. Bernard stated an electrician would have to look at what needs to be done with management approval.

Mrs. Dolgan asked if the directory at Mesa Towers will be getting fixed. Mrs. Harbour stated that that has been ordered.

Mr. Morgan suggested that when we pour new sidewalks we always pour them for wheelchair access. Mr. Lown stated that we do not do that on all units, we have certain accessible units for those needs that are poured that way; however all of the corner sidewalks we pour are corner cut for wheelchair access.

Mr. Morgan asked about putting carpet in the houses. Mr. Lown stated that all units are tile because of the cost to replace carpet every time a tenant moves out. An area rug can be brought in if desired. Mr. Morgan asked about the possibility of painting the exterior of his house. Mr. Lown stated that he would need to contact his manager to see if that was a possibility they would prioritize. Mr. Morgan then asked about fencing. Mr. Lown

stated that existing fence can be repaired with a work order, but no new fence would be installed. Mr. Morgan asked about tree trimming around power lines and whether he needs to contact the power company or his manager. Mr. Lown stated he needs to contact his manager and they will make contact with the necessary people. Mrs. Bernard stated that the power company will trim trees around high lines but not around low ones.

Mr. Morgan asked why the handles on the doors don't lock in Mesa tower rather than just the dead bolt. Mr. Caricato stated that was to prevent residents from locking their keys inside. Mr. Lown stated that instead of charging to go unlock residents doors that decision was made in the past to prevent the need for unlocking assistance and save the resident money because it is \$30 to let you back in during business hours and \$60 after business hours.

Mr. Lown asked the residents to bring more ideas to the next meeting and told them that we will have an updated Capital Fund Budget before then and will mail it out. He also asked residents to bring ideas for the five year plan rather than immediate fixes such as the security camera. Mrs. Dolgan asked if we have a picture of someone on a security camera what good is it anyway. Mr. Rossner stated that we can then take it to the police. Mrs. Richaehl stated that we could put a sign by the camera warning about surveillance. Mr. Lown stated that we cannot put a sign up because that puts liability on the Housing Authority. The residents were thanked and reminded that we will be having two more meetings and will get the draft sent out before the next one. The meeting was adjourned at 1:00 p.m.

### **Resident Advisory Board Orientation Meeting November 5, 2008**

Persons in attendance: Terry Lown, Jan Parlett, Heather Fulbright, Vida Harbour, Opal Norman, Stanley Edelstein, Eva Hughes, Dennis Rossner, Jackie Richaehl, Mary Dolgan, Clifford Morgan,. All attendees were provided with a draft copy of the capitol budget.

The meeting was called to order by Mr. Terry Lown, Asst. Executive Director for the Housing Authority of the City of Pueblo (HACP) at 12:00 noon. The residents were informed that the major change to the budget was to put in backflow preventers in multifamily dwellings that will cost about \$125,000. The Housing Authority will have two years to install them, according to the Board of Water Works. We do currently have a staff member that is certified to test the backflow preventers so there will not be an extra cost there. Other than the backflow preventers we didn't change the 2009 plan much from the last revision.

Mrs. Dolgan questioned what the resident training line is for on page 14 of the plan. Mr. Lown explained that we have an ongoing resident training program funded out of the capital fund grant. We send a form out to residents to fill out and gather interest; these forms are not sent to the high rises because most of the jobs are in maintenance.

Mr. Edelstein asked if the all the money from the grant is all spent or if any is left over for future expenditures. Mr. Lown stated that we have 24 months to allocate the funds and an additional 24 to spend it. If it is not spent we are penalized.

Mr. Morgan questioned on page eight of twelve the new trash room door on the Vail costing \$5,000. Mrs. Harbour explained that it is a large door and reassured everyone that they are expensive.

Mr. Lown shifted to the five year plan explaining that we have to project five years out and that we are budgeting what we feel are our actual needs. We are currently over budget for years 3, 4, and 5. Maintenance submitted everything they need for the next five years and it was summarized; over the next 4 years we will be fine tuning this into annual budgets. The biggest area currently is the Sangre de Cristo Apartments even though our strategic plan is to eventually demolish it because we do have to keep it safe for current tenants until it's done.

Mr. Morgan asked if it would be cheaper to just tear it down. Mr. Lown stated that we have looked to see if it's cheaper to just tear down the complex and give out section 8 vouchers, but if we don't replace the complex then we don't get as much money in the Capital Funds Grant for next year. Mr. Morgan asked if the cost to replace the complex has been figured out. Mr. Lown stated that the estimate from last year was about 30 million dollars to demolish and rebuild it. Mr. Morgan asked if remodeling would be cheaper. Mr. Lown stated that we can't remodel well because wiring is ran outside of each apartment because it can't be done inside and when the complex was build each apartment had only one bathroom which is not practical anymore.

Mrs. Harbour discussed some key points in the AMP 100 and 200 five year plans. The Sangre de Cristo Apartments have plumbing problems in the bathrooms where plumbing is embedded into the concrete. This cracks and is very expensive to fix, also the sewer lines won't carry individual washing machine flow and they back up. In the Apartments there is only one plug in each room causing tenants to use adapters that may cause fires. There are over 500 children in that area causing over population and they don't have an area of their own which causes fighting, it is just too crowded. The furnaces need to be replaced, but we are only going to budget for 25 currently and replace them as they go out. The Biggest problem is the kitchen cabinets are solid wood and they all need to be refinished. We are maintaining the complex to look good, but not doing an extreme rehab.

At Mesa Tower the tenant directory is fixed and being put up and new air conditioning, lighting, and hallway doors are in the new plan. At the Vail and Minnequa the dryer vents are being cleaned and new paint, carpet, and linoleum is being installed in 5% of occupied units. Mr. Morgan asked if the Vail had just recently been remolded. Mrs. Harbour stated that the occupied units were not redone and that is what the focus will be this time. Mrs. Richael asked what we do with the tenant while we are refurbishing. Mrs. Harbour stated that most of the things we are doing is done in one day so maintenance just moves the furniture around and the tenant is not displaced.

Mrs. Richael asked if there is a rule at the Sangre de Cristo Apartments prohibiting individual washer/dryers. Mrs. Harbour stated that residents say they're just storing them, but most are used. When a resident gets the backup from using them the resident is charged for it.

Mrs. Dolgan asked if the new parking lot lights in Mesa Tower are going to be put in. Mr. Lown stated that that is in the next annual plan not the one we are currently spending.

Mr. Lown stated that AMP 300 mostly plans for upkeep and turned it over to Mrs. Parlett. She explained that most of her tenants are in scattered sites so there are different things you have to take care of. Insulation is a big thing in many houses to help with heating bills, and the majority of the budget is planned for keeping up with exterior door replacement and getting everything keyed the same. Some of the parking lots need to be resealed; water meter leaks need fixed, excavating, concrete replacement, and taking trees out. Tree trimming is also big job because we have huge trees.

Mr. Morgan asked if it would be better to remove a tree than to keep trimming it. Mrs. Parlett stated that if it is pushing up concrete and causing problems yes it would be, but if not then it is better to leave it. Mrs. Richael asked if we have a long term contract with tree trimmers that will keep track what needs trimmed and when. Mr. Lown stated that we have a specific trimmer that we call on when needed, but it's not they're job to determine what's necessary or when because that would probably double our \$50,000 a year to \$100,000. HUD also only allows us to do two year contracts with a one year renewal to keep competition up so we are unable to negotiate a longer cheaper contract.

Mr. Morgan suggested hiring housing residents to do tree trimming. Mrs. Harbour stated that most of the time the trimmers have to climb the tree and know where branches fall and take responsibility for where they land. We need a professional that's bonded and insured to do that. Mr. Lown stated that we are always looking at involving residents but we do have to determine if it's more advantageous to hire a contractor or resident.

Mrs. Richael asked if anyone looks at other housing authorities in other states to see what they're doing. Mr. Lown stated that we do, however many of them are larger, and we are both too small and too big to compare ourselves against them. Mr. Morgan asked if the Denver Housing Authority has tree trimmers. Mr. Lown stated that he doesn't know for sure, but at one time we did have our own rehab crew then it got too expensive and was better to contract it out which also allowed us to do more at a time. Mrs. Richael asked if we can use larger housing authorities to do work such as having Denver trimmers come down. Mr. Lown stated that we do look into that for example the Network Neighborhood Coordinator \$400,000 grant we received we are looking at using other organizations such as Pueblo Community College, Colorado State University-Pueblo, and School District 60 to help teach classes in becoming self sufficient at the new computer lab at the Sangre de Cristo Apartments. We are also bringing in someone from Denver that has two of those labs currently that are going to show s how they do it.

Mr. Lown stated that Mrs. Rivas has a few projects that haven't yet been totally rehabbed that are in the plan. The Montezuma Apartments were being done but we did have a setback with a fire that occurred in one of the apartments. Mrs. Rivas also has projects 2-15 2-18 and 2-20 that haven't gone through a complete rehab yet that are in the plan then all hers will be done. Project 2-6 will also be looked at to rehab because we redid furnaces but couldn't afford total rehab at the time.

Mr. Lown asked the residents to think about other things to add to the plan both 1 yr and 5 yr to bring to the next meeting. The plan will then go through the public hearing and board meeting on December 18<sup>th</sup> before being passed onto HUD. The residents were thanked for coming. The staff will meet again to look at where we are over budget and any changes will be sent out to the RAB.

The meeting was adjourned at 12:52pm by Mr. Lown.

**Resident Advisory Board Orientation Meeting  
November 19, 2008**

Persons in attendance: Terry Lown, Jan Parlett, Pat Rivas, Heather Fulbright, Vida Harbour, Opal Norman, Stanley Edelstein, Eva Hughes, Dennis Rossner, Jackie Richael, Mary Dolgan, Clifford Morgan. All attendees were provided with a summarized copy of the previous three years capital budgets.

The meeting was called to order by Mr. Terry Lown, Asst. Executive Director for the Housing Authority of the City of Pueblo (HACP) at 12:15pm. The residents were asked if they have any more suggestions to add to the five year plan. Mr. Rossner stated that he had the Parks and Recreation people come take a look at the trees at the Mesa Tower because they appear to be dead at the top. Parks stated that the ash/elm hybrid is about 30% dead and will eventually need to be looked at, but there is no major rush. Mr. Rossner suggested this as well as the other two trees at Mesa Tower be looked at in the next five years because they don't pose an immediate threat. Mr. Lown stated that the 2007 budget has \$18,000 listed for site improvements there at Mesa Tower and that the trees will be looked at to be improved with the 2007 budget. It was noted that that money is for site improvements including things such as new sidewalks.

Mrs. Richael asked about the 2010 budget where there is \$6,000 for trees and bush trimming. Mr. Lown stated that we do put that in every year and we spend at least \$30,000 a year for tree trimming, and we did \$126,000 contract last year to replace sidewalks. If a sidewalk is lifted more than 3/4" it must be replaced. It was assured that we put that into the budget every year and we will look further into it.

The residents were reminded that this is the last meeting of the RAB and the public hearing is the next meeting that the RAB is welcome to attend if they like.

Mrs. Bernard then discussed the performance and evaluation reports, which are yearly reports showing what we've accomplished from the previous years plans. The 2006 grant

was for \$1,361,613.00 of which all has been obligated but because of some open contracts for concrete only \$1,263,849.89 has been expended as of September 30<sup>th</sup> 2008. The residents were reminded that 10% of the grant is set aside for the operations account and one of the maintenance guys that modernizes units. Each line item was discussed. It was previously decided internally to begin to modernize all developments and going forward to emphasize on modernization on the scattered sites.

The 2007 grant was for \$1,270,545.00 of which \$356,107.07 has been obligated and only \$333,024.72 has been expended as of September 30<sup>th</sup> 2008. The 2008 grant, approved in July of 2008, was for \$1,382,070.00 of which \$5,044.93 has been obligated and \$2,063.50 has been expended because we are just getting started with it. We have already expended because the 20 units at the Montezuma apartments have already started their modernization which will cost about \$340,000.

Mrs. Dolgan asked if the Rood apartments are included under housing. Mrs. Bernard stated that it is managed by the Housing Authority but not owned by the Housing Authority and is therefore not reflected in these reports. She also stated that the 2008 grant budgeted \$200,000 for Sangre de Cristo that would have been part of the Hope VI grant that was not approved; therefore Mrs. Harbour and her staff have chosen other areas to expend that money in. Mrs. Harbour reassured the residents that we are not modernizing those units we are only maintaining them and replacing as needed. Mr. Lown reminded residents that the backflow preventers will also be put in at Sangre de Cristo.

Mr. Lown recapped that this is the last RAB meeting prior to the Public Hearing, December 15<sup>th</sup> at 4:00pm at CMF, and we have a few days to edit the plan after the Hearing. It will go to our board December 18<sup>th</sup> then has to be at HUD by January 16<sup>th</sup>, 2009 but we will send it December 26<sup>th</sup>. We will then be notified by HUD that it was received and at some point will receive an approval letter if it is approved and we will send a copy to the RAB members. Congress will then send an award of dollars letter and ask for a revised budget to match the amount awarded which will also be sent to the RAB members. The members will be informed through the whole process. Mrs. Bernard stated that the highest we've been is about \$1,600,000 and that 2008 was the first up grant we've gotten in five or six years. Mr. Lown asked for any additional questions and thanked the residents for their participation in the RAB and explained that we will send out a volunteer letter next year if they wish to participate again, they will not be automatically selected.

The meeting was adjourned at 12:45pm by Mr. Lown.

# HOUSING AUTHORITY OF THE CITY OF PUEBLO PUBLIC HEARING REPORT

Date: 12-15-2008  
Time: 4:00 pm  
Location: 201 S Victoria, Pueblo CO 81003

## ***Published Public Hearing Notice Information:***

Newspaper(s) Pueblo Chieftain Dates: October 13, 2008  
October 20, 2008

## **Public Hearing Data:**

Number of persons attending: 8 Number of persons testifying: 0  
Staff Attending 5

Names of organizations/agencies represented:

1. City of Pueblo - Housing & Community Development
2. Colorado Division of Housing
3. Human Relations Commission
4. Civil Rights Commission

Number of persons **in support** of 5-Year Agency Plan and Annual Plan: 8

Number of persons **against** the 5-Year Agency Plan and Annual Plan: 0

## **Public Hearing Minutes Summary:**

The hearing was conducted and presentations made by the following:

1. Hearing Officer conducting meeting: Frank Pacheco, Executive Director, HACP
2. First Presenter: Terry L. Lown, Asst. Executive Director, HACP
3. First Presenter: Barbara Bernard, Director Special Projects, HACP

Commissioner, Ms. Jackie Richael, called the public hearing to order at 4:00 p.m., Ms. Richael introduced Mr. Frank Pacheco, Executive Director, as the Public Hearing Officer. Mr. Pacheco explained the roles of the staff and Resident Advisory Board (RAB) in completing the annual and 5- year plans. Mr. Pacheco asked Mr. Lown to read the Mission Statement of the Housing Authority of the City of Pueblo. It was explained that the plans are due to HUD by January 16, 2009 and that they are available for review to the public at any time. Mr. Pacheco explained that the funding allocation of an estimated \$1,382,070 is anticipated for the Capital Funds Grant and \$2,519,140 is anticipated for the Operating Funds Grant. Mr. Pacheco noted some major items that the Housing Authority would like HUD to approve in the Plan are the demolition and replacement of the Sangre de Cristo Apartments; the funding to merge the PHA's three management offices into one location; and to sell the eastside community center to a

501(c) (3) agency who will use it more effectively. Mr. Pacheco then turned the meeting over to Mrs. Bernard to review the annual and 5-year plans.

Mrs. Bernard explained that after January 16<sup>th</sup> HUD has 45 days to approve the plan, then Congress has to appropriate the funds, this happens in June or July, the PHA then has two years to obligate the funds and two additional years to expend them. Ten percent of the grant is set aside for operating expenses and 20% is set aside for management improvements. Mrs. Bernard explained the process by which the Property Managers put in requests for improvements throughout the year that come out of this grant.

Mr. Pacheco stated that the plan will go before the Board of Commissioners for approval on December 18, 2008 and the purpose of this hearing is to get any additional input and support to submit the plan to HUD. Mr. Pacheco asked for any testimony from persons attending, none was given. Mr. Pacheco asked how many attendees are in support of submitting the plans as is to HUD, 8 approved. Mr. Pacheco asked how many attendees are against submitting the plans as is to HUD, 0 opposed. The attendees are 100% supportive. The meeting was concluded at 4:25pm by Mr. Pacheco.