

Action Plan

Grantee: Pueblo, CO

Grant: B-11-MN-08-0005

LOCCS Authorized Amount:	\$ 1,460,506.00
Grant Award Amount:	\$ 1,460,506.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 358,248.53
Total Budget:	\$ 1,818,754.53

Funding Sources

Funding Source	Funding Type
City Match	Other Local Government Funds
NSP3	Other Federal Funds
CDBG	Other Federal Funds
HOME	Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

The City of Pueblo has revised its Bessemer target area by one block group CT 24.1001. This revision does not affect the Neighborhood NSP3 Score of 20 nor does it affect the State Minimum Threshold of 17. This change allows for the inclusion of the west side of Lake Ave, as the previous boundary map divided Lake Ave down the center line of the street. The Eastside target area is also revised by including CT 10 (all tracts). This is an area of increased number of foreclosures. Its inclusion will allow the City to use NSP3 funds and program income to serve the Eastside neighborhood. The Department of Housing and Urban Development (HUD) provided local governments with an estimate of the number of homes that have completed or were at risk of becoming foreclosed by using the following data: , Rate of Subprime Loans. This is measured with HMDA data on high cost and high leverage loans made between 2004 and 2007. , Increase in Unemployment Rate between March 2005 and March 2010. These data are from the BLS Local Area Unemployment Statistics, at the city and county level. , Fall in Home Value from Peak to Trough. Home value data at the Metropolitan Area level is available quarterly through March 2010 from the Federal Housing Finance Agency Home Price Index. , HUD rated each census tract and / or neighborhood on a scale from 1 to 20, with 20 being the areas with greatest need using this data. This foreclosure score allows local governments to target funding to those areas with the highest percentage of home foreclosures, the highest percentage of homes financed by subprime mortgage related loans and those areas likely to face a significant rise in the rate of home foreclosures. The Department of Housing and Citizen Services mapped various neighborhoods within the City to identify those areas of greatest need in which we could have the greatest impact, as recommended by the Notice of Formula Allocations. Eight areas were mapped in the Bessemer neighborhood. Eight areas were mapped in the Southside neighborhood. Seven areas were mapped in the Northside neighborhood. Five areas were mapped in the Eastside neighborhood. The areas were chosen initially based on housing prices and income levels. The HUD NSP3 Mapping Tool was used to retrieve information on foreclosures within the outlined areas, and to determine the impact percentage that would be required under the grant. The Department of Housing and Citizen Services worked with the real estate agency currently under contract for NSP 1 to provide information on the listings in the areas that are being considered. The information contained in the report provided the following: list price; selling price; sold/list (%); price/sq. ft (\$); price/acre (\$); days on market. Realty Tract data was also used to map listings in the proposed target areas to gain a visual perspective of where impacts could be made. NSP1 projects were overlayen these maps to add an additional layer of impact. HUD has established several recommended guidelines for communities to use when selecting th> target area. Primarily, HUD is recommending that the community be able to address at least 20% of the REO properties. Because NSP3 funding is only \$1,460,506, it is estimated that 11 properties will be acquired and rehabilitated with NSP3 funds (HUD is not



allowing communities to use the homes that may be subsequently purchased with NSP3 program income in this application). This means that the NSP3 site will need to be modest in size. The areas selected lay within census tracts 6, 7, 8, 12, 20, 21, and 24, some of which are part of the NSP 1 target areas. Initial review of the above-mentioned sources revealed several areas of greatest need.

How Fund Use Addresses Market Conditions:

This activity will address local housing market conditions by rehabilitating structures in high risk neighborhoods. This target area has many homes that were built in the earlier part of the century and the systems have become obsolete, as well as the structure not meeting code. The rehabilitation of these units will allow for safe, decent and sanitary housing to the low to moderate-income population.

Ensuring Continued Affordability:

The City will utilize a "Recapture Method" as defined by 24 CFR 92.254 (5) (ii) through liens on each property to ensure that the homeowner cannot recapture a windfall profit. All NSP funds will be recaptured if NSP homeowners should sell their homes before the time period of designated "Long-Term Affordability" expires. These recapture provisions will be enforced by a note and second mortgage on the property.

The City will follow the HOME program standards as a minimum in complying with the long-term affordability component of the NSP3 program. Funding provided per rental or homeownership unit less than \$15,000 will have a 5-year affordability period, funding provided between \$15,000] \$40,000 per unit will have a 10-year affordability period, and funding greater than \$40,000 per unit will have a 15-year affordability period. New construction rental projects will have a 20-year affordability period, regardless of the amount of subsidy, as required by the HOME regulations.

Repayments will be re-invested in the NSP program on eligible activities.

Definition of Blighted Structure:

"Blighted Area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to public health, safety, morals, or welfare:

- [a] Slum, deteriorated, or deteriorating structures;
- [b] Predominance of defective or inadequate street layout;
- [c] Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- [d] Unsanitary or unsafe conditions;
- [e] Deterioration of site or other improvements;
- [f] Unusual topography or inadequate public improvements or utilities;
- [g] Defective or unusual conditions of title rendering the title non-marketable;
- [h] The existence of conditions that endanger life or property by fire or other causes;
- [i] Buildings that are unsafe or unhealthy for persons to live or work because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- [j] Environmental contamination of buildings or property;
- [k.5] The condition of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings or other improvements; [l] If there is no objection of such property owner or owners and the tenant or tenants of such owners, in and, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs [a] to [k.5] of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph (1), the fact that an owner of interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.

SOURCE: COLORADO REVISED STATUTE 31-25-103(2).

Definition of Affordable Rents:

Rents are considered affordable when household rent payments do not exceed HUD-defined Fair Market Rent Limits and Rent Payments added to a household utility allowance do not exceed 30% of a family's adjusted income.

Housing Rehabilitation/New Construction Standards:

The City of Pueblo Rehabilitation Program Standards establish the requirements that all properties must meet, following the completion of any rehabilitation using federal, state or local funds. The standards require that, upon completion, all homes meet the following statutory requirements:

1997 Uniform Housing Code,
Section 8 Housing Quality Standards
HUD Lead Safe Work Practices
HOME, CDBG and NSP program regulations (if applicable)

The rehabilitation standards also specify the types of products that must be installed to insure that any older obsolete products and appliances, such as



windows, doors, lighting, hot water heaters, furnaces, boilers, air -conditioning units, and refrigerators are replaced with Energy Star]labeled products. The rehabilitation specifications require that water efficient toilets, showers and faucets be installed when these fixtures are replaced.

Because technology is improving and the cost for Energy Star appliances continues to decrease, the standards are constantly changing to provide the products with the lowest energy demand.

New homes and gut rehabilitation projects will also be required to meet the standard for Energy Star Qualified New Homes. Should there be any gut rehabilitation of mid or high rise multifamily housing, that housing must all be designed to meet the American Society of Heating, Refrigerating and Air Conditioning Engineers Standard 90.1]2004, Appendix G plus 20 percent.

The rehabilitation standards require compliance with the accessibility standards at 24 CFR part 8.

Vicinity Hiring:

The City of Pueblo will give local contractors priority rating on the RFP. Contractors who hire new employees must, to the maximum extent possible, hire workers who live in the NSP3 program area and contract with small businesses that are either owned and operated by persons residing in the vicinity of the project. A provision will be inserted in all contracts incorporating this requirement.

Procedures for Preferences for Affordable Rental Dev.:

The City's Land Use Department does not provide for preferences to Affordable Rental Development. We understand that multi-family housing is the easiest way to address the issue of substandard housing for a large number of households. However, we also acknowledge that there are unique problems created when we concentrate low income families. We will attempt to provide as many units of affordable housing as possible, with the understanding that under NSP1 there were no foreclosed multi-family complexes in the targeted areas.

Grantee Contact Information:

Ada Clark, 2631 E 4 St., Pueblo, CO 81001, 719-553-2845, adaclark@pueblo.us

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP301	Redevelopment	1015 E. 7 St	1015 E 7 St
		1022 Pine St	1022 Pine Street
		1115 Pine St	1115 Pine St
		1128 Pine St	1128 Pine St.
NSP302	Acquisition / Rehabilitation	1535 Cypress St	1535 Cypress St
		1602 Stone St.	1602 Stone St.
NSP303	Land Banking	1011 Pine St.	1011 Pine St
		1533 Cypress St	1533 Cypress St
		612 E. 2 ST	612 E. 2 St
		614 W. Summit	614 W. Summit
		618 E 2 St	618 E. 2 St.
		629 E 3 St.	629 E 3 St
		731 E 3 St	731 E. 3 St
		819 E 5 ST	819 E 5 ST
NSP304	Administration	NSP2 Admin	NSP 3 Administration



Activities

Project # / Title: NSP301 / Redevelopment

Grantee Activity Number: 1015 E. 7 St
Activity Title: 1015 E 7 St

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP301

Projected Start Date:

08/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Redevelopment

Projected End Date:

11/08/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 249,910.95

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 249,910.95

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units & other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

Total

1

1

1

1

1

1

1

1

1

1

1



#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Pueblo

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Pueblo	Local Government	\$ 249,910.95

Location Description:

Unit is located in the Eastside neighborhood, which is a low-mod income neighborhood. This area has suffered from some disinvestment. It lies within an URA and the City is bringing other resources to the table to improve the neighborhood. The property is located within walking distance of a elementary and middle-schools, supermarket, and other retail and recreational areas. A new library is being built within walking distance.

Activity Description:

The activity consists of the purchase, demolition and reconstruction of a single-family home. Based on the cost estimates for the rehabilitation of the project, it was determined that it would be more cost efficient to reconstruct the property. The project was completed and a single parent currently owns the home.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 1022 Pine St
Activity Title: 1022 Pine Street

Activity Type:

Construction of new housing

Project Number:

NSP301

Projected Start Date:

04/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Redevelopment

Projected End Date:

11/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 277,638.63

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 277,638.63

Benefit Report Type:

Direct (Households)

Program Income Account:

NSP3 PI

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units & other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

1

1

1

1

1

1

1

1

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Pueblo

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Pueblo

Organization Type

Local Government

Proposed Budget

\$ 277,638.63

Location Description:

1022 Pine Street is in the Bessemer neighborhood which is a low mod neighborhood. This particular block group has the highest concentration of poverty within the census tract. The property is located near schools, recreational facilities, employment, transportation and a commercial corridor just two blocks south.

Activity Description:

The activity consists of the purchase and demolition of a substandard unit. A new single family has been constructed on the site. The City had planned the subdivision of the property into 2 parcels, however, this would have impeded progress on the expenditure of the NSP3 funds. Therefore, this plan was abandoned and only one property was built. The property had many interested buyers prior to its marketing, during the construction phase. The City had already built one property across the street and we feel that it was well received by the community.

Environmental Assessment:

COMPLETED

Environmental Reviews: None**Activity Supporting Documents****Document**

1022 Pine St 1.jpg

Image:

Document

1022 Pine St Before.jpg

Image:



Grantee Activity Number: 1115 Pine St
Activity Title: 1115 Pine St

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP301

Projected Start Date:

08/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Redevelopment

Projected End Date:

11/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 218,196.19

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 218,196.19

Benefit Report Type:

Direct (Households)

Program Income Account:

NSP3 PI

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units & other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

Total

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1



#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Pueblo

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Pueblo	Local Government	\$ 218,196.19

Location Description:

This house is in the Bessemer neighborhood and is within a block group containing a high percentage of extremely low-income residents. The property is located near restaurants, schools, recreational facilities, retail shops and employment. Bus service is two blocks south of the property, as well as the above referenced.

Activity Description:

The activity was comprised of the acquisition of foreclosed sub-standard housing. Based on a comparison of costs to rehabilitate the unit and bring it up to code versus reconstruction, it was determined that reconstruction was the least expensive option. The property had not yet been completed when individuals were contacting the Department to find out how they could qualify for the house. The property was sold in the fall of 2013.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Supporting Documents

Document

1115 Pine St 3.jpg

Image:



Document

1115 Pine- NSP3.jpg

Image:



Grantee Activity Number: 1128 Pine St
Activity Title: 1128 Pine St.

Activity Type:

Construction of new housing

Project Number:

NSP301

Projected Start Date:

08/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

04/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 266,060.20

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 266,060.20

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units w/ other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

1

1

1

1

1

1

1

1



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Pueblo

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Pueblo

Organization Type

Local Government

Proposed Budget

\$ 266,060.20

Location Description:

Unit located in the Bessemer neighborhood. This neighborhood has a large number of substandard housing, as well as older homes in good repair. It has also suffered from the foreclosure crisis. The property is located within walking distance of schools, recreational facilities, public transit, employment and other retail opportunities.

Activity Description:

The activity was comprised of the purchase of a foreclosed property. The structure was substandard and failed to meet code. The property was built around 1900, and suffered from much neglect and disinvestment. Based on the estimates to bring the house up to code, it was determined that it would be more cost efficient to reconstruct the property. The property fits in with the rest of the houses on the block. This was the second NSP3 house constructed on this block.

Environmental Assessment: COMPLETED**Environmental Reviews:** None**Activity Supporting Documents****Document** 1128 Pine Before.jpg**Image:**

Document

1128 Pine St NSP3.jpg

Image:**Project # / Title: NSP302 / Acquisition / Rehabilitation**

Grantee Activity Number: 1535 Cypress St
Activity Title: 1535 Cypress St

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP302

Projected Start Date:

08/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acquisition / Rehabilitation

Projected End Date:

03/01/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 186,293.49**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 186,293.49**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

# of Housing Units	1
# of Substantially Rehabilitated Units	1
#Units w other green	1
#Sites re-used	1
#Units exceeding Energy Star	1
#Low flow showerheads	1
#Low flow toilets	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pueblo

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Pueblo	Local Government	\$ 186,293.49

Location Description:

The activity is located in the Bessemer neighborhood. It is a predominately low and moderate-income neighborhood. This area was highly hit by the foreclosure market. Many of the properties were picked up by investors and flipped or converted to rental. The property is within driving distance to schools, recreational facilities, employment and the commercial corridor of Northern Ave.

Activity Description:

The City purchased this foreclosed property for rehabilitation. The property will be brought up to code, which includes the new Energy Code. Some site work and asbestos abatement will have to be conducted. Though this was one of the better units purchased by the City, the bids for the rehabilitation came in around \$200,000. This is after abatement and interior demolition work had already been completed. The Department deemed it an unacceptable bid. This delayed the project as staff determined the most effective and efficient course of action. It was determined that the City would sub-contract the work. We anticipate a \$40,000- \$50,000 savings. Rehabilitation work has commenced on the property. We are under contract for the property next door, which if purchased will facilitate some of the site work needed on the parcel.
June 2015 - The property has been sold to an eligible buyer.

Environmental Assessment: COMPLETED



Environmental Reviews: None



Grantee Activity Number: 1602 Stone St.
Activity Title: 1602 Stone St.

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP302

Projected Start Date:

03/12/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition / Rehabilitation

Projected End Date:

10/01/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 91,230.75

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 91,230.75

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Elevated Structures	
# of Substantially Rehabilitated Units	1
Activity funds eligible for DREF (Ike Only)	
#Units deconstructed	
#Sites re-used	1
#Units exceeding Energy Star	1
#Units with bus/rail access	1
#Low flow showerheads	2
#Low flow toilets	2
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	2



#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	7
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pueblo

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Pueblo	Local Government	\$ 91,230.75

Location Description:

Property is located in the Bessemer neighborhood. It is located within a low mod census tract.

Activity Description:

To date the activity is comprised of the purchase of a foreclosed property that will be rehabilitated.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP303 / Land Banking

Grantee Activity Number: 1011 Pine St.

Activity Title: 1011 Pine St

Activity Type:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

NSP303

Projected Start Date:

01/22/2014

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Project Title:

Land Banking

Projected End Date:

01/15/2015

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 75,171.07

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 75,171.07

Benefit Report Type:

NA

Proposed Accomplishments

of Properties

Total

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Pueblo

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Pueblo

Organization Type

Local Government

Proposed Budget

\$ 75,171.07

Location Description:

The property is located in the Bessemer neighborhood. The census tract is eligible for CDBG funding. The block group is composed of very-low and low-income families. It is near City recreational facilities, schools and public transportation. A commercial corridor is located two blocks south of the property site, that includes, restaurants, corner grocers, beauty salons, and others. There is a semi-large employer (Convergys) within a short walking distance.

Activity Description:

The activity undertakes the purchase, demolition and reconstruction of a single-family home. This unit has been vacant for extended periods of time over the past 4 years. The City had looked at the property under the NSP1 grant, but passed it up. The City developed two other NSP properties on this block (1100 Block of Pine) and two more on the 1000 Block of Pine. Based on the cost estimates to bring the property into code compliance it was determined that reconstruction would better serve the community and the intent of the grant. Based on other projects, we have found that rehabilitation can often be more expensive than reconstruction. This is especially true of properties in this neighborhood. The majority of the properties are over 100 years old and have suffered from much neglect and disinvestment. The City entered into a contract for the demolition of the property on 2/24/14. This would have been a quick demolition, as there is no asbestos or other harmful substances/materials in the home. However, the gas company has informed us that it might take them 4-6 weeks to remove the gas line.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Grantee Activity Number: 1533 Cypress St
Activity Title: 1533 Cypress St

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP303

Projected Start Date:

03/01/2014

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Planned

Project Title:

Land Banking

Projected End Date:

03/01/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 54,968.36

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 54,968.36

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total

98335

Low

30857

Mod

21405

Low/Mod%

53.15

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

LMI%:	53.15
--------------	-------

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pueblo

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pueblo

Organization Type

Local Government

Proposed Budget

\$ 54,968.36

Location Description:



The property is located in the lower Eastside neighborhood within an urban renewal zone. This is a low to moderate income neighborhood. The property is one block south of a small commercial corridor. It is served by 2 elementary schools and one middle-school. The City's only rec center is within walking distance, as well as two parks.

Activity Description:

The activity will undertake the purchase of a foreclosed structure that does not meet local codes. The property will be demolished and a new single-family structure will eventually be built on the site as program income is realized from the sale of two PI funded rehabilitation projects. This purchase will help to stabilize this block. This property has two units on it and based on its condition, we can only assume that it will become a rental property. This property could be a tipping point on this block.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 612 E. 2 ST
Activity Title: 612 E. 2 St

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP303

Projected Start Date:

10/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Land Banking

Projected End Date:

06/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,473.86

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,473.86

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total

98335

Low

30857

Mod

21405

Low/Mod%

53.15

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

LMI%:	53.15
--------------	-------

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pueblo

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pueblo

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:



This property is located in the Eastside neighborhood. This is a predominately low to moderate income neighborhood. It is larrgely a ethnically hispanic neighborhood with many rental, boarded-up and vacant properties in substandard conditions,

Activity Description:

The activity encompassed the purchase of a vacant parcel that had previously had a demolition of the property that had been condemned by the Regional Bldg Dept. The property had been vacant for several years. The City will land bank the property until it has completed the construction and rehabilitation of other NSP3 properties to allow for the proper market conditions. The property will be offered to eligible buyers for construction or the City will build and sell the improved parcel.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 614 W. Summit
Activity Title: 614 W. Summit

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP303

Projected Start Date:

01/08/2014

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

01/25/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 85,776.62

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 85,776.62

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

LMI%:

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pueblo

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pueblo

Organization Type

Local Government

Proposed Budget

\$ 85,776.62

Location Description:

Property is located in the Bessemer neighborhood around the corner from Pine Street where 4 other NSP homes are located.



Activity Description:

Activity is composed of the purchase of a vacant for-sale single family home that is substandard. Property is to be demolished and a new home rebuilt on the site.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 618 E 2 St
Activity Title: 618 E. 2 St.

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP303

Projected Start Date:

01/01/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

04/03/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 53.39

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 53.39

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Singlefamily Units

Total

1

of Multifamily Units

of Housing Units

1

of Properties

1

LMI%:

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pueblo

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pueblo

Organization Type

Local Government

Proposed Budget

\$ 9,456.00

Location Description:



The property is a vacant parcel in the Eastside neighborhood within the Eastside URA.

Activity Description:

Upon completion and sale of other NSP3 properties the City will either build on the property or transfer title to a developer to provide an eligible end use.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Grantee Activity Number: 629 E 3 St.
Activity Title: 629 E 3 St

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP303

Projected Start Date:

01/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 301.13

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 301.13

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

LMI%:

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pueblo

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pueblo

Organization Type

Local Government

Proposed Budget

\$ 35,000.00

Location Description:

Property is located in the Eastside neighborhood. This is a predominately low to moderate income neighborhood that is predominately ethnically hispanic.



Activity Description:

The activity consists of the acquisition of a vacant parcel that had a condemned property on it, which had been demolished. The City will mark this property for sale as a single-family site or will build and sell the property with a dwelling.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 731 E 3 St
Activity Title: 731 E. 3 St

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP303

Projected Start Date:

02/28/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

03/01/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 56,937.46

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 56,937.46

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

LMI%:

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pueblo

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pueblo

Organization Type

Local Government

Proposed Budget

\$ 56,937.46

Location Description:

This property has been acquired for land banking.



Activity Description:

The property has a substandard housing unit on a low income block group. It will be demolished and land banked for future development.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 819 E 5 ST
Activity Title: 819 E 5 ST

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP303

Projected Start Date:

04/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

04/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 26,979.56

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 26,979.56

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

LMI%:

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Pueblo

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pueblo

Organization Type

Local Government

Proposed Budget

\$ 26,979.56

Location Description:

819 E 5 St. Pueblo, CO 81001 in Eastside neighborhood a low mod neighborhood in a urban renewal area.



Activity Description:

Will consist of the acquisition, demolition, and reconstruction of a single family home for sale. This activity has been moved to land banking, as recent developments in other housing units on the block are in flux. The City and the Pueblo Urban Renewal Authority are attempting to purchase other properties on the block for future stabilization of the block.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP304 / Administration

Grantee Activity Number: NSP2 Admin
Activity Title: NSP 3 Administration

Activity Type:

Administration

Project Number:

NSP304

Projected Start Date:

04/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

01/01/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 177,221.30

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 177,221.30

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Pueblo

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Pueblo

Organization Type

Local Government

Proposed Budget

\$ 177,018.11

Location Description:

2631 E. 4 St Pueblo CO 81001

Activity Description:

cost of administering and monitoring program funds and projects. There is additional funding available that resulted from program income, \$62,341.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Action Plan Comments:

Reviewer - This was a review of the updated information.



Action Plan History

Version	Date
B-11-MN-08-0005 AP#1	10/27/2011
B-11-MN-08-0005 AP#2	04/23/2012
B-11-MN-08-0005 AP#3	07/18/2012
B-11-MN-08-0005 AP#4	01/23/2013
B-11-MN-08-0005 AP#5	05/10/2013
B-11-MN-08-0005 AP#6	07/13/2013
B-11-MN-08-0005 AP#7	01/27/2014
B-11-MN-08-0005 AP#8	04/25/2014
B-11-MN-08-0005 AP#9	07/30/2014
B-11-MN-08-0005 AP#10	11/03/2014
B-11-MN-08-0005 AP#11	04/15/2015
B-11-MN-08-0005 AP#12	10/29/2015
B-11-MN-08-0005 AP#13	07/05/2016
B-11-MN-08-0005 AP#14	12/20/2016
B-11-MN-08-0005 AP#15	02/13/2017
B-11-MN-08-0005 AP#16	01/16/2018
B-11-MN-08-0005 AP#17	01/28/2019

