

Project Name: Uplands Townhomes

Project Address: 1400 Acero Avenue, Pueblo, Colorado 81004

Project Summary:

The Housing Authority of the City of Pueblo (HACP) is pleased to present the Uplands Townhomes. The Uplands Townhomes (the "Project") is a proposed 17-townhome development totaling 72 low-income family units. Located within a Qualified Census Tract (QCT) at 1400 Acero Avenue in Pueblo, Colorado, the Project is ideally located near schools, shopping, transit, and many more amenities. The Project will consist of four 5-unit townhomes and thirteen 4-unit townhomes. The 72 units will consist of 43 units at 30% Adjusted Median Income (AMI), 18 units at 40% AMI, 8 units at 50% AMI, and 3 units at 60% AMI. Each unit will receive a Section 8 Project Based Rental Assistance (PBRA) voucher via HUD's Rental Assistance Demonstration (RAD) program.

Uplands Townhomes will be the first of a three phase development to replace its antiquated public housing property known as Sangre de Cristo apartments over a 4-5 year period. Built in 1952, the Sangre de Cristo apartments are functionally obsolete given today's building standards. The complex contains ZERO ADA units and 176 of the 212 units do not have a restroom on the first floor making it completely inaccessible for anyone with a disability to access. The second phase will consist of 74 units and the final phase will be 66 units (master planned for an additional 15 units in the final phase).

After a lengthy application process with HUD, HACP receive a Commitment to enter into a Housing Assistance Payment (CHAP) contract with HUD to participate in the RAD program converting its 212 public housing (Section 9) units to Section 8 PBRA supported units. The RAD program requires a one-for-one replacement and all the current residents are afforded the opportunity to return to the Project.

HACP's 72 families currently living at the Sangre de Cristo apartments will be moved literally across the street to a 5.35 acre parcel donated by the City of Pueblo. Under the Uniform Relocation Act, (URA) the HACP will cover the entire cost of the move, including utility transfers (not budgeted in tax credit application). This plan will minimize moving residents and disrupting daily living activities—children will be able to attend the same schools, residents will have the same commutes to work, shopping, recreational attractions, and most importantly, they WILL NOT be uprooted from their friends and family. HACP expects an occupancy rate of 98% - 100% given the residents' right to return to the project and the agency's robust waiting list.

Following the Authority's master-plan, after the Certificate of Occupancy is received and residents move in, the eastern and southern portion of the Sangre de Cristo apartments will be demolished. This will clear the way for a 74-unit project as the second phase. This second phase (and subsequent third phase) is planned as a stand-alone and completely independent project. It is important to note that each phase is completely independent of each other.