

HOUSING AUTHORITY



OF THE CITY OF
PUEBLO



2025 ANNUAL REPORT

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www.hapueblo.org 

Cover photo courtesy of Steven Dominguez

*Message from the Executive Director &
Board Of Commissioners*

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As we reflect on 2025, we are filled with pride in the remarkable progress the Housing Authority of the City of Pueblo has made and the momentum we have built for the future. This past year was defined by growth, innovation, and collaboration as we continued to expand opportunities for the families, seniors, veterans, those who are disabled, and individuals who rely on us to provide safe, stable, and affordable housing. Every achievement reflects our unwavering commitment to strengthening lives, revitalizing neighborhoods, and ensuring that affordable housing remains a cornerstone of Pueblo's future.

Among our many accomplishments in 2025, we continued to expand access to affordable housing through the Housing Choice Voucher Program while enhancing resident services that promote long-term self-sufficiency and economic mobility. We invested in the preservation and modernization of our housing portfolio, strengthened partnerships with local organizations to connect residents with employment, education, healthcare, and supportive services, and increased our focus on community engagement to ensure the voices of our residents continue to shape our work. We also proudly hosted the 2025 Colorado NAHRO Conference in Pueblo, welcoming housing professionals from across the state and showcasing our community as a leader in affordable housing, innovation, and collaboration. The conference not only highlighted Pueblo's rich culture and growing economy but reinforced the important role HACP plays in advancing housing solutions throughout Colorado.

One of the most significant milestones of the year was HACP's participation as the Special Limited Partner in the Compass Pointe housing development. This transformative investment helped bring critical new affordable housing to Pueblo while demonstrating the power of strategic partnerships to address our community's housing needs. Compass Pointe represents far more than new housing units—it is a lasting investment that will provide stability, opportunity, and hope for families for generations to come. We are honored to have played a meaningful role in bringing this development to life and believe it will serve as a catalyst for continued neighborhood revitalization and economic growth throughout our community.

As we look toward the future, our vision remains bold. We are committed to continuing the redevelopment of the former Sangre de Cristo site with the addition of 47 new affordable housing units, expanding our Family Self-Sufficiency Program to empower more families on their journey toward financial independence, leveraging federal, state, and local resources to modernize our housing portfolio, and embracing innovative approaches that strengthen resident services and operational excellence. We will continue building strategic partnerships, advocating for policies that expand housing opportunities, and investing in projects that improve quality of life for the people of Pueblo.

The challenges facing affordable housing continue to evolve, but so does our determination to meet them. Guided by our dedicated Board of Commissioners, exceptional staff, valued partners, and the residents we proudly serve, we remain focused on creating a lasting impact not only by providing housing, but by building stronger communities, expanding opportunity, and improving lives.

On behalf of HACP, thank you for your continued trust, partnership, and support. Together, we are building more than housing—we are building a stronger Pueblo and creating opportunities that will benefit our community for generations to come.

*With thanks,
Board of Commissioners & Steven L. Trujillo, Executive Director*

*HACP Board of
Commissioners and
Leadership*

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Phyllis Sanchez

Vice Chair

Andrea Aragon

Commissioner

Melanie Bravo

Commissioner

David Kochis

Resident

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Amanda Marascola

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Steven L. Trujillo

Executive Director

Pat Rivas

Assistant Executive
Director

Jeff Reed

Director of
Maintenance &
Facilities

Tony Linan

Director of Human
Resources

Lisa White

Interim Director of
Finance

Jessica Valdez

Director of Contracts
and Procurement

Luanne Beard

Executive Assistant

Our Mission

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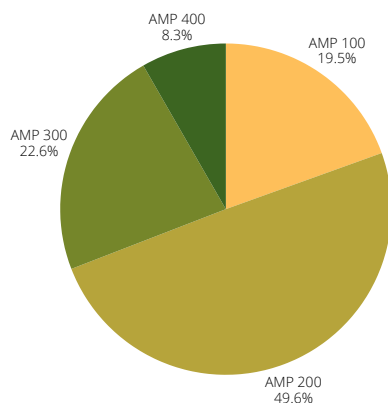
The mission of the Housing Authority of the City of Pueblo is to provide low-income families, the elderly, and handicapped individuals with decent, safe, and affordable housing.

Who We Serve

12,500 work orders completed for all programs

Public Housing	42%	Households residents 18 years old or less	48%	Heads of households with disabilities	526	Heads of households are female
	62%	Heads of households are elderly/disabled	\$29,150	Average income of employed recipients	715	Public Housing Units
Housing Choice Voucher	39%	Households residents 18 years old or less	51%	Heads of households with disabilities	78%	Heads of households are female
	37%	Heads of households are elderly	\$22,016	Average income of employed recipients	1,169	Housing Choice Vouchers Utilized
LIHTC*/Managed Properties	57%	Households residents 18 years old or less		67%	Heads of households are female	
	51%	Heads of households are elderly		569	Units	

Capital Funds Expended



Capital Funds Expended

AMP 100	\$ 423,083
AMP 200	\$ 1,076,651
AMP 300	\$ 489,658
AMP 400	\$ 180,146

*LIHTC - Low Income Housing Tax Credit
LIHTC/Managed Properties include: Ashwood Apartments, Oakshire Hills, Rood Candy Apartments, Santa Fe Crossing, Uplands Townhomes, Mountain View Townhomes, Crawford Townhomes, Villas at Oakshire, Richmond Apartments, Union Plaza Apartments, and Farm Labor.



Family Self Sufficiency (FSS)



The Housing Authority of the City of Pueblo's Family Self-Sufficiency (FSS) Program continued to make a meaningful impact in 2025 by helping families build financial independence and long-term stability. Through personalized coaching, goal setting, employment support, financial literacy, and connections to community resources, participants worked toward higher education, career advancement, increased earnings, and greater self-sufficiency. The program also provided eligible families the opportunity to build savings through HUD's escrow incentive as their income increased.

In 2025, the FSS Program celebrated the success of participants who achieved significant milestones, including securing better employment, completing educational and workforce training, reducing debt, increasing savings, and taking steps toward homeownership. These accomplishments reflect HACP's commitment to empowering families with the tools and opportunities needed to achieve lasting success while strengthening the Pueblo community.



Community Outreach

Hosting the 2025 Colorado NAHRO (CONAHRO) Conference in Pueblo was a proud milestone for the Housing Authority of the City of Pueblo and a meaningful opportunity to showcase the strength, resilience, and spirit of our community. The conference welcomed housing and community development professionals from across Colorado, providing a platform to highlight Pueblo's rich history, vibrant culture, local businesses, and ongoing revitalization efforts. Beyond professional development, the event created valuable economic activity for local hotels, restaurants, and small businesses while reinforcing Pueblo's reputation as a destination for collaboration and innovation in affordable housing.

The conference reflected HACP's mission of strengthening communities through leadership, partnership, and service. By bringing housing leaders together in Pueblo, the agency fostered meaningful conversations, shared best practices, and built relationships that will benefit residents throughout Colorado. At the same time, HACP demonstrated its commitment to community outreach by celebrating Pueblo's unique character, promoting local partnerships, and creating opportunities to connect people with the organizations and resources that help build stronger neighborhoods. Hosting the CONAHRO Conference was more than an event—it was an investment in our community and a testament to HACP's leadership in advancing affordable housing and community development.





HOUSING AUTHORITY OF THE CITY OF PUEBLO 2025 ANNUAL REPORT (UNAUDITED)



COMBINED BALANCE SHEET December 31, 2025

ASSETS	Consolidated Total
<i>Cash</i>	
General Fund	\$ 9,060,774
Restricted Cash	2,550,526
Total Cash	\$ 11,611,300
<i>Accounts Receivable</i>	
Tenants	\$ 137,971
HUD	996,197
Other	4,003,301
Total Accounts Receivable	\$ 5,137,469
<i>Other Receivables</i>	
Mortgage / Notes Receivable	\$ 24,285,517
Total Other Receivables	\$ 24,285,517
<i>Deferred Charges</i>	
Insurance Deposit / Prepaid Expenses	\$ 82,941
Inventory / Other Assets	402,217
Total Deferred Charges	\$ 485,158
Land, Structures & Equipment Net of Depreciation	\$ 19,142,611
TOTAL ASSETS	\$ 60,662,054
LIABILITIES AND SURPLUS	
<i>Accounts Payable</i>	
Vendors and Contractors	\$ 614,038
Tenant Security Deposit	264,336
HUD	0
Other Payables	80,319
Total Accounts Payable	\$ 958,692
Interest Payable	\$ 1,903,032
Other Current Liabilities	740,973
Deferred Revenues	87,761
Fixed Liabilities / Mortgages	7,456,782
Total Other Payables	\$ 10,188,549
Total Liabilities	\$ 11,147,241
<i>Surplus</i>	
Invested in Capital Assets, Net of Related Debt	\$ 3,618,697
Restricted Net Assets	0
Unrestricted Net Assets	45,896,116
Total Equity	\$ 49,514,813
TOTAL LIABILITIES AND EQUITY / NET ASSETS	\$ 60,662,054

COMBINED STATEMENT OF INCOME AND EXPENSES Period from January 1, 2025 thru December 31, 2025

	Consolidated Total
OPERATING RECEIPTS	
Tenant Revenues	\$ 5,032,571
Interest income	684,055
Other Income	2,633,211
Annual Contributions Earned	20,215,720
Total Operating Receipts	\$ 28,565,557
OPERATING EXPENDITURES	
<i>Administrative Expense</i>	
Administrative Salaries	\$ 2,852,842
Other Admin. Expense	2,581,798
Total Administration	\$ 5,434,640
Utilities	\$ 1,393,738
Total Utilities	\$ 1,393,738
<i>Maintenance and Operations:</i>	
Maintenance Labor	\$ 2,052,120
Other Maintenance costs	3,326,116
Total Maintenance	\$ 5,378,235
<i>General Expenses:</i>	
Taxes & Insurance	\$ 855,258
Payment in Lieu of Taxes	176,178
Total General Expenses	\$ 1,031,436
Housing Assistance Payments	\$ 11,713,968
<i>Non-Routine Expenses:</i>	
Other costs	647,501
Total Non-Routine Expenses	\$ 647,501
<i>Financial Expense</i>	
Interest on Mortgage	\$ 267,985
Total Financial Expenses	\$ 267,985
Total Operating Expenditures	\$ 25,867,502
Net Income from Operations	\$ 2,698,054
Depreciation / Amortization	\$ 1,909,354
(Gain) Loss on Disposition of Assets	\$ (13,206)
Net Income (Deficit)	\$ 801,906