

COMMONWEALTH OF PUERTO RICO
OFFICE OF THE COMMISSIONER FOR MUNICIPAL AFFAIRS

State Consolidated Annual Performance and Evaluation Report 2013

AS OF JUNE 30, 2014

**STATE CONSOLIDATED ANNUAL / EVALUATION
PERFORMANCE REPORT 2013
FOR THE CDBG, HOME, ESG AND HOPWA PROGRAMS**

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STATE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT 2013

As of June 30, 2014

EXECUTIVE SUMMARY

The 2013 State Consolidated Annual Performance and Evaluation Report details the State's accomplishments during Fiscal Year (FY) 2013-2014 for the following programs.

**Community Development
Block Grant
(CDBG)**

**Emergency Solutions Grant
(ESG)**

**Housing Opportunities for
People with Aids
(HOPWA)**

**Home Investment Partnership Program
(HOME)**

All four programs worked toward achieving the established national goals, which are to expand economic opportunities, provide suitable living environment and decent housing. These goals, together with the strategic policy established by the Governor of the Commonwealth of Puerto Rico are for the benefit of low and moderate income persons.

The Consolidated Plan 2010-2014 and the State Action Plan for 2013 was developed by a consolidated team composed by members of the agencies that administer the four programs, under the guidance of the Office of the Commissioner for Municipal Affairs (OCMA).

The Office of the Commissioner for Municipal Affairs (OCMA) administers the Community Development Block Grant (CDBG) Program for the Commonwealth of Puerto Rico. Consistent with the overall goals of the CDBG Program have been developing the following eligible activities, among others:

- Construction or rehabilitation of structures for community services or for multiple uses centers, recreation facilities principally designed to serve a neighborhood.
- Construction or rehabilitation of any activity involving the development of an open space area or a facility to be used principally for recreation purposes.
- Construction or rehabilitation of senior citizen centers.
- Construction or rehabilitation of public facilities to provide day care services for teenage youth (ages 13 to 19), including after school activities.
- Construction or rehabilitation of off-street parking lots and parking garages.
- Construction or rehabilitation of flood control or irrigation projects.
- Construction or rehabilitation of sidewalk improvements including the installation of trash receptacles, trees, benches, and lighting.
- Construction or rehabilitation of street projects that may include street drains, storm drains, curb and gutter work, tunnels, bridges, and the installation of street lights and signs.
- Construction or rehabilitation of water and sewer installation or replacement of water lines, sanitary sewers, storm sewers, and fire hydrants.
- Economic assistance for housing rehabilitation and homebuyer assistance.
- Home Care services for elderly people and persons with disabilities.
- Child and youth services to attend educational needs to avoid scholar desertion and to help students' which are left behind compare with their peers in the different basic skills.
- Crime prevention and educational programs.
- Health services activities including neighborhood clinics operation.

The Puerto Rico Housing Financing Authority (PRHFA) is the agency responsible for managing and carrying out the Commonwealth's HOME Program. The mission of the PRHFA is:

- to increase the affordable housing stock in the island,
- to properly administer public housing assets, and
- to provide the needed subsidies in order to allow low and moderate income families and individuals to occupy a sound, safe, and sanitary dwelling that would enhance their quality of life and self-sufficiency.

The Department of the Family (DF) administers the Emergency Solutions Grant Program (ESG) for the Commonwealth of Puerto Rico. Direct administration of the Program falls under the highest management level in the Department-the Assistant Secretariat of Planning and Informatics (ASPI). The ESG Program is designed to be the first step in a continuum of assistance to prevent homelessness and to enable homeless individuals and families to move toward independent living and self-sufficiency.

The Program objectives are:

- To increase the quantity and quality of emergency and transitional shelter facilities for homeless individuals and families
- To operate shelter facilities and provide essential services
- To help prevent homelessness

The Puerto Rico Department of Health (PRDOH) is the Commonwealth's agency responsible for defining and implementing the AIDS programs and health treatment policies in the Island. Although the Grantee for the "Housing Opportunities for Persons with AIDS" (HOPWA) program is the Puerto Rico Department of Health, the program is administered by the Municipality of San Juan.

The Housing Opportunities for Persons with AIDS (HOPWA) program provides housing assistance and supportive services for low-income persons living with HIV/AIDS and their families. HOPWA funds were available for municipalities and nonprofit organizations Statewide. The Municipality of San Juan selected sub-recipients from municipalities, faith-based, and other community-based organizations that provide services to the HIV/AIDS populations. The amount allocated to each Organization or Municipality depended on the evaluation made by the Municipality and the State HOPWA program representatives. All funds delegated to sub-recipients were used to provide eligible services and housing activities to the eligible population.

CITIZEN PARTICIPATION

Citizen participation is conceived as a continuous partnership in the planning and development process for the Consolidated Plan and the Action Plan for the Programs: HOME, HOPWA, ESG and CDBG. The Office of the Commissioner of Municipal Affairs is the lead agency responsible for overseeing the development of the Consolidated Plan, the Annual Actions Plans and the significant aspects of the process by which it was developed.

In fulfilling its primary role, the Office of the Commissioner of Municipal Affairs and through an Interagency Committee constituted by representatives from the Department of The Family (DF), the Department of Health (DH), The Municipality of San Juan (SJM), and the Puerto Rico Housing Finance Authority (PRHFA) – established direction and supervised the processes of organization, collection and processing of information, liaison, coordination and preparation of the Annual Action Plan. Upon establishment of the Interagency Committee, priorities and target dates were set to address each stage of the Consolidated Planning process. The methods and strategies used to broaden public involvement included the following:

- **Notice for Public Participation** –On February 15, 2013, the Office of the OCMA published an invitation to the public hearing in a major newspaper "Primera Hora".
- **Creation a Web Page** (www.estudios-tecnicos.com), which included links to documents and presentations developed for the Plan.



Citizens and agencies could comment through the Web Page as well as by email planconsolidado@estudios-tecnicos.com. Additionally, people’s contact information was registered while viewing the webpage in order to keep them informed of activities and opportunities of public involvement. Also, in the Department of Family web page, www.familia.gobierno.pr, the municipalities and organization are kept informed about the requirements of the program.

Other Efforts – At the beginning of the project, agencies were asked for contact information of nonprofit organizations, municipalities, and other interest groups. A data bank of organizations, municipalities, and citizens was developed and a reminder of the public hearing was sent through email to encourage public involvement. Also, follow up telephone calls were made a couple of days prior to the public hearing.

During the preparation of the plan and in compliance with the requirements of the regulation, the Puerto Rico Department of the Family consulted with the following:

- Continuums of Care serving the jurisdiction
- Public and private service agencies
- Publicly-funded institutions and systems of care that may discharge persons into homelessness
- Business and civic leaders

As required by the Hearth Act and the ESG regulation we consulted with the two Continuum of Care of Puerto Rico regarding the following:

- determining how to allocate ESG funds for eligible activities;
- developing the performance standards for activities funded under ESG; and
- developing funding, policies, and procedures for the operation and administration of the HMIS.

Public Hearings - In order to broaden public involvement a public hearings was held on March 5, 2013 in the Department of Family. One hundred twenty nine (129) representatives of the private and non-profit sectors, public agencies, municipal officials, and the general population attended the hearing. The objective of the

hearings was to allow citizens and municipalities to share their opinions about current housing and community development needs. Adequate information of the Programs, purpose, funding activities, and funding levels were provided to general public. Information about the Action Plan and the proposed method of distribution for each formula program was provided. Sign Language services were available, as well as facilities for persons with other disabilities.



After the hearings, citizens and municipalities could provide additional written comments for a period of 30 days. A notice was published on April 15, 2013 in “Primera Hora,” regarding the availability of the Action Plan 2013 for citizens’ review. A 30 day period was provided to comment on the Plan.

In order to ensure that communities needs and expectancies were taken into account we developed the following strategies to create a continue exchange of information and available resources.

- Meetings with non-profit organizations to develop strategies directed to their active role in the community.
- Meetings with the local government officials to take into consideration local policies and planning.
- Meetings with members of the private sector in order to acknowledge their needs and take into account their projections assuring that are consistent with the government policy.
- At the individual level, letters have been acknowledged and personal interviews conducted at State and local levels, where needs were report and addressed. This enabled local governments to have first-hand communication with their citizens.
- Strengthening relationships with sub recipients and identifying needs to be served within the communities and Municipalities.

In accomplishing the citizen participation process during this program year the following activities can be highlighted:

- Each mayor of the non-entitlement municipalities dedicates at least one day per week to attend persons from their community. This initiative has been highly effective as a communication tool between the mayor and his constituents.
- Notice for CDBG Annual Action Plans for PY 2013 amended was published in a major newspaper (Primera Hora) on June 19, 2013 for citizens’ review. The objective of the amendment was to establish a funding for an Emergency Fund and to modify the cap of the

allocation for each municipality in the Competitive Fund. A 30 day period was provided to comment on the Plan.

- Notice for CDBG Annual Action Plans for PY 2013 amended was published in “Primera Hora” on November 22, 2013 for citizens’ review. The objective of the amendment was to change the distribution method to expand eligible activities and distribute in amounts equal to all municipalities non-entitlement in a new fund called Basic Grant II. A 30 day period was provided to comment on the Plan.
- A Notice regarding changes that substantially amend the 2008 Disaster Recovery Program was published in a major newspaper (Primera Hora) on June 11, 2014 for citizens’ review. HUD is waiving the traditional requirement for citizen participation under CDBG, as to allow the publication period for no less than seven (7) calendars days of public comment.
- The Office of the Commissioner for Municipal Affairs as leader agency announced on September 10, 2013 the availability of the State Consolidated Annual Performance and Evaluation Report. No comments have been received.
- The Department of the Family will continue strengthening citizen participation efforts and technical assistance to ESG organizations and municipalities through surveys to organizations and municipalities regarding: priorities for funding, performance standards and HMIS’s operation.
- Providing on-going technical assistance in administrative and programmatic matters.
- Puerto Rico Department of State’s HOPWA program has continued to improve its coordination and consultation process with other local, state and private organizations that are serving persons with AIDS. The Program are actively involved in the coordination and planning of activities with Ryan White Planning Council along with the Continuum of Care (CoC) 501 to address homelessness.

OVERALL OF MAYOR INITIATIVES / ACTIVITIES UNDERTAKEN

Affordable Housing

Consistent with the overall goals, our effort was aimed to provide affordable housing for the low very low and low and moderate income persons. For Fiscal Year 2013-2014, housing opportunities were granted from State HOME Program:

- Homeownership opportunities were granted to 36 homebuyers that received a direct subsidy from the HOME Program for down payment and closing costs. Such assistance allowed homebuyers to meet their mortgage payments and thus provided decent affordable housing in the community.
- Seven projects offered a combined total of 395 rental units in the municipalities of Bayamón, Adjuntas, San Germán, San Juan, Añasco, Juana Díaz and Maunabo.

- Homeowner rehabilitation or construction opportunities were granted to 7 low income homeowners in order to meet the property standards set forth by the HOME Program in the municipalities of Guanica, Toa Baja, Maricao, Caguas, Naranjito, Hatillo and Lares. These Homeowner activities provided decent affordable housing in the community.

The Puerto Rico Housing and Finance Authority (PRHFA) have distributed HOME funds based on the method of distribution outlined in the Action Plan. The table below shows the total drawn amount by fund type, and the proportion of such drawn by activity. The table indicates that most of the drawdowns are concentrated in the rental activity, partially due to the fact that the rental activity has the biggest share of the total fund allocation.

EXPENDITURES OF HOME FUNDS BY FUND TYPE IN PY 2013

Activity Name	Total Drawn Amount	%
Rental Project	\$3,412,537.14	40.62%
CHDO Reserve	\$3,339,527.60	39.76%
Multifamily Sales Project	\$102,316.11	1.20%
Program Administration	\$832,865.47	9.89%
Homebuyer Assistance	\$486,400.28	5.79%
Rehabilitation & New Construction Owner	\$229,439.52	2.74%
	\$8,403,086.12	100.00%

As part of the strategy to provide decent housing and suitable living environment for persons of low and moderate income, OCMA continues assist the *Housing Rehabilitation Program* and the *Rehabilitation Materials Grant*. A total of 759 housing units were rehabilitated that benefit 1,980 low and moderate households.

Also, the *Homeownership Initiative Program* has been established to promote that more low and moderate income families acquire their first home. This initiative is to provide down payment and closing costs assistance to families pursuing homeownership. Up to \$5,000 is granted to each qualified family depending on their needs.

During the period between July 2013 and June 2014, twenty three (23) low-to-moderate income families received direct assistance for either down payment or closing costs pursuant to the purchase of their first home. A total of \$83,729.34 in aid was granted through 23 cases attended. The following table provides information related to down payment assistance.

HOMEOWNERSHIP PROGRAM FY 2013-2014

Case	Municipality	CDBG
1	AGUADA	\$5,000.00
2	AGUADA	\$5,000.00
3	BARCELONETA	\$2,041.80
4	BARCELONETA	\$3,309.50
5	BARCELONETA	\$1,915.16

Case	Municipality	CDBG
6	BARCELONETA	\$3,224.50
7	BARCELONETA	\$5,000.00
8	CATAÑO	\$3,221.76
9	CATANO	\$5,000.00
10	CATANO	\$5,000.00
12	HATILLO	\$2,472.09
13	HORMIGUEROS	\$5,000.00
14	HORMIGUEROS	\$2,499.99
15	LAJAS	\$4,788.24
16	LAJAS	\$4,183.32
17	NAGUABO	\$3,222.48
18	NAGUABO	\$2,270.81
19	NAGUABO	\$2,632.60
20	OROCOVIS	\$5,000.00
21	PATILLAS	\$2,250.00
22	SALINAS	\$3,942.50
23	SALINAS	\$5,000.00

In order to achieve affordable housing and to sustainability of suitable living environment, HUD has been allocated \$17,982,887 to be administered by OCMA for *Disaster Recovery Assistance Program 2008*. This program establishes objectives directed towards assisting low income families by establishing effective strategies toward housing needs and for infrastructure activities. As of June 30, 2014 a total of \$11,602,292.01 has been disbursed. During FY 2013-14, a total of 67 housing units were rehabilitated. Regarding public improvement activities, eight (8) projects were completed for repavement of gravel roads and construction of retaining wall. These projects impact approximately 51,728 low and moderate persons.

Also, HUD has been allocated \$12,000,000 to be administered by OCMA for the *Disaster Recovery Enhancement Fund (DREF)*. The aim of the additional allocation is to further meet the outstanding recovery needs of the State resulting from Tropical Storm Kyle. These funds were distributed through a competitive process, among DR-2008 municipalities for housing acquisition, or new housing construction activities as describe as follow.

DREFT ALLOCATION			
Arroyo	\$400,000.00	Patillas	\$948,830.00
Guanica	\$800,000.00	Salinas	\$688,900.00
Guayanilla	\$800,000.00	San Lorenzo	\$1,042,085.00
Gurabo	\$400,000.00	Santa Isabel	\$800,000.00
Juncos	\$800,000.00	Utuado	\$877,000.00
Las Piedras	\$515,210.00	Villalba	\$511,385.00
Maunabo	\$929,890.00	Yabucoa	\$886,700.00
Naguabo	\$800,000.00	Yauco	\$800,000.00

Various municipalities have formally requested a revision to the maximum this is allowed under buyout program established for DREF. Due to changes in the housing market, OCMA is revising the caps for each activity under DREF. This will allow municipalities to have a greater flexibility on they manage and develop their projects. As of June 30, 2014 a total of \$3,095,190.06 has been disbursed. At present seven (7) dwelling were acquired and seven (7) was demolished.

Otherwise, with the purpose of assisting in the redevelopment of abandoned and foreclosed homes, HUD has been allocated \$19,600,000 to be administered by OCMA for *Neighborhood Stabilization Program 1* (NSP1). Funds were awarded as on a competitive basis. As of June 30, 2014 the remaining funds were disbursed. The total program income generated to date is \$1,870,624.00. To provide affordable housing to low and moderate families; 66 foreclosed or abandoned housing units were rehabilitated, and 59 housing units were constructed. OCAM complied with the expenditure deadline of 100% of the allocated funds under NSP1. A total of 31 housing units have been sold.

In regards to the four (4) public facilities activities, the constructions and rehabilitation of the building to provide health services is in the final phase of construction. The construction of the five small plazas and three “pocket” parking lots, construction of the community center and parking lot, and the construction of the passive community park are completed. The activities progress under this Program eligible municipality as shown in the following table.

NEIGHBORHOOD STABILIZATION PROGRAM 1			
MUNICIPALITY	AMOUNT	PROJECT	ACTIVITY PROGRESS
BAYAMÓN	\$5,157,283.62	Construction of 17 New Housing Units	<ul style="list-style-type: none"> The construction of 17 housing units was finalized. A prequalification process has begun with banks and the municipality has a list of potential beneficiaries.
		Construction of Public Facilities to Develop a Recreate Area and a Parking Area	<ul style="list-style-type: none"> The construction of five (5) small plazas and three (3) “pocket” parking lots was finalized.
GUÁNICA	\$531,650.00	Acquisition and Rehabilitation of 1 Affordable New Housing Unit	<ul style="list-style-type: none"> The property was purchased but the reconstruction has not begun.
		Acquisition of Abandoned Land and Vacant Properties for the Development of a Passive Community Park	<ul style="list-style-type: none"> The development of the Passive Community Park in the Vacant Land was finalized.
JUANA DÍAZ	\$1,024,358.97	Acquisition and Rehabilitation of 8 Foreclosed Single Housing Units	<ul style="list-style-type: none"> The rehabilitation of all 8 properties was finalized. Five (5) units have been sold; from which four (4) benefited LMMI families and one (1)
LAJAS	\$1,170,370.37	Acquisition and Construction of 9 New Housing Units in an Abandoned Lot	<ul style="list-style-type: none"> Three (3) of the properties will benefit LH25 families and six (6) will benefit LMMI families The Municipality has a list of potential beneficiaries and begun the prequalification process
MARICAO	\$1,422,450.14	Acquisition and Construction of 12 New Housing Units	<ul style="list-style-type: none"> The Municipality has been evaluation potential beneficiaries. <p>Three (3) units will be devoted to the LH25 national objective and nine (9) for the LMMI.</p>
MAUNABO	\$1,080,341.88	Acquisition of Vacant Land for the Construction of a Town House Building for 8 Housing Units	<ul style="list-style-type: none"> The construction has been completed but the Municipality has encountered various difficulties obtaining local government permits. The Municipality has a list of potential beneficiaries <p>Two (2) units will be devoted to the LH25 national objective and six (6) for the LMMI.</p>

NEIGHBORHOOD STABILIZATION PROGRAM 1			
MUNICIPALITY	AMOUNT	PROJECT	ACTIVITY PROGRESS
MOROVIS	\$1,080,341.88	Acquisition of and Construction of a Building to Provide Health Services	<ul style="list-style-type: none"> After encountering various difficulties with the Insurance Provider and Contractor the construction is in its final phase The medical facility will provide health services for the municipalities LH25 population.
QUEBRADILLAS	\$1,386,438.75	Construction of Community Center and Parking Lot	<ul style="list-style-type: none"> Construction of the Parking lot and the Community Center is completed.
		Acquisition of Vacant Building to Demolish and Construct six (6) New Housing Units	<ul style="list-style-type: none"> The construction is complete Three (3) units will be devoted for the LH25 national objective and three (3) for the LMMI population.
SAN JUAN	\$1,749,486.90	Acquisition and Rehabilitation of 18 Foreclosed Housing Units	<ul style="list-style-type: none"> Four (4) units have been sold; from which three (3) benefited LMMI families and one (1) benefited a LH25 family. The Municipality has 14 units available for sale
TOA BAJA	\$1,793,872.93	Acquisition and Rehabilitation of 17 Foreclosed housing Units	<ul style="list-style-type: none"> The Municipality has sold six (6) properties; from which two (2) benefited LH25 families and four (4) benefited LMMI families. Eleven (11) properties are available for sale.
YAUCO	\$1,633,404.56	Acquisition and Rehabilitation of 17 Foreclosed or Abandoned Housing Units	<ul style="list-style-type: none"> The Municipality has sold seven (7) properties and has 10 available for sale. Six (6) properties have benefited LMMI families and one (1) has benefited LH25 families.

In order to supplement and strengthen previous stabilization efforts, \$5,000,000 was allocated for *Neighborhood Stabilization Program 3* (NSP3). These funds were distributed, also through a competitive process, among NSP1 municipalities for acquisition, rehabilitation, redevelopment, new construction and resale of vacant or foreclosed residential properties in the potential target areas as describe as follow.

NEIGHBORHOOD STABILIZATION PROGRAM 3			
MUNICIPALITY	AMOUNT	PROJECT	ACTIVITY PROGRESS
BAYAMÓN	\$723,730.10	Acquisition and Construction of 7 New Housing Units	The Municipality purchased seven (7) properties and will begin the construction of the new housing project.
MARICAO	\$753,715.11	Acquisition and Rehabilitation of 14 New Housing Units	The Municipality purchased ten (10) properties and finished the rehabilitation of the units.
MAUNABO	\$646,450.35	Acquisition and Rehabilitation of 6 Housing Units	The Municipality purchased three (3) properties and finished the rehabilitation of the units
QUEBRADILLAS	\$611,211.01	Acquisition and Rehabilitation of 7 Housing Units	The Municipality purchased five (5) properties and finished the rehabilitation of the units
SAN JUAN	\$768,707.61	Acquisition and Rehabilitation of 6 Housing Units	The Municipality purchased six (6) properties and finished the rehabilitation of the units
TOA BAJA	\$772,455.72	Acquisition and Rehabilitation of 8 Housing Units	The Municipality purchased all eight (8) properties and finished the rehabilitation of one of the units, the rest are finishing the process.
YAUCO	\$723,730.10	Acquisition and Rehabilitation of 7 Housing Units	The Municipality purchased all seven (7) properties and is finished the rehabilitation of 5 units, and sold the remaining 2.

The closing of the program was executed on March 17, 2014, and we successfully met the expenditure goal. After March's closing, the municipalities have been finishing their projects and focused on the sales phase.

During FY 2011-12, all HOPWA sub recipients provided short term rent, mortgage and/or utility assistance payments, supportive services, Tenant Based Rental Assistance and other eligible activities to persons living with HIV/AIDS and their families to prevent homelessness. The twenty-one (21) sub recipients expended 59%

of allocate funds to undertake the contracted activities. HOPWA funds were used to support the following eligible activities:

- Tenant-based rental assistance was provided to 102 families located in nine (9) municipalities. A total of \$898,547 was allocated to the activity, with \$863,988 used for direct subsidy and \$34,559 used for delivery costs.
- The short-term rent, mortgage, and utility payments were provided to eligible individuals for a maximum of 21 weeks of assistance in a 52-week period. According to data presented by the organization 50 households were assisted. Seven (7) households received mortgage assistance payments, eleven (11) other households received rental assistance payments, thirty one (31) remaining households received utility assistance only, and one (1) households received both rent and utility assistance payments. The amount of funds used for this category was \$40,957.66
- Supportive services and housing are offered by nonprofit organizations via contracts with the Municipality of San Juan. Supportive services including healthcare, mental health assessment, permanent housing placement, drug and alcohol abuse treatment and counseling, day care, personal assistance, nutrition services, intensive care when required, and assistance in gaining access to local, state, and federal government benefits and services, were also provided to HOPWA recipients. The services were provided as follow:
 - Supportive Services provided by sub recipient that also delivered HOPWA housing subsidy assistance, serve a total of 270 households. Funds used for this service amounted to \$253,400.43
 - Supportive Services provided by sub recipient that only provided supportive services, served a total of 381 households. The amount of funds spent in this type of service was \$336,483.51.

The distribution of HOPWA funds per organization and the category of service are included in the following table.

Department of Health
Puerto Rico State - HOPWA Program
2013-2014 Distribution of Funds

Organization	Eligible Category	Allocation
Grantee Administrative Costs - 2013	ADM - DOH	\$50,806.26
MSJ Project Sponsor Administrative Costs - 2013	ADM - MSJ	\$114,991.50
Bill's Kitchen - Supportive Services - 2013	SS Only	\$200,000.00
Casa del Pelegrino - Supportive Services - 2013	SS with Housing	\$41,700.00
Casa del Pelegrino - Transitional Housing - 2013	Housing with SS	\$97,300.00
Casa del Peregrino - Day Care - 2013	SS Only	\$139,000.00
Casa Ismael - 2013	Housing	\$70,874.07

Department of Health
Puerto Rico State - HOPWA Program
2013-2014 Distribution of Funds

Organization	Eligible Category	Allocation
Casa Joven - Supportive Services - 2013	SS with Housing	\$43,450.00
Casa Joven - Transitional Housing - 2013	Housing with SS	\$101,500.00
Coalition Pro-Homeless - Supportive Services - 2013	SS with Housing	\$45,000.00
Coalition Pro-Homeless - Transitional Housing - 2013	Housing with SS	\$105,000.00
Fundacion UPENS - Supportive Services - 2013	SS with Housing	\$27,000.00
Fundacion UPENS - Transitional Housing - 2013	Housing with SS	\$63,000.00
FUNDESCO - Supportive Servicers - 2013	SS Only	\$48,012.00
Hogar Crea - Fajardo - Supportive Services - 2013	SS with Housing	\$45,000.00
Hogar Crea - Fajardo - Transitional Housing - 2013	Housing with SS	\$105,000.00
Hogar Crea - Mayaguez - Supportive Services - 2013	SS with Housing	\$37,500.00
Hogar Crea - Mayaguez - Transitional Housing - 2013	Housing with SS	\$87,500.00
Hogar Fortaleza - Day Care - Supportive Services - 2013	SS only	\$76,000.00
Hogar Fortaleza - Housing - 2013	Housing with SS	\$147,000.00
Hogar Fortaleza - Supportive Services - 2013	SS with Housing	\$63,000.00
Instituto Pre-Vocacional - STRMU -2013	STRMU	\$56,511.60
Instituto Pre-Vocacional - Supportive Services - 2013	ss Only	\$33,488.40
La Perla - Bayamon - Supportive Services - 2013	SS with Housing	\$36,000.00
La Perla - Bayamon - Transitional Housing - 2013	Housing with SS	\$84,000.00
Municipio de Fajardo - Delivery Costs - 2013	DELIVERY COST	\$3,934.00
Municipio de Fajardo - TBRA - 2013	TBRA	\$98,340.00
Municipio de Hormigueros - Delivery Costs - 2013	DELIVERY COST	\$4,337.00
Municipio de Hormigueros - TBRA - 2013	TBRA	\$108,408.00
Municipio de Isabela - Delivery Costs - 2013	DELIVERY COST	\$1,307.00
Municipio de Isabela - TBRA - 2013	TBRA	\$32,676.00
Municipio de Jayuya - Delivery Costs - 2013	DELIVERY COST	\$887.00
Municipio de Jayuya - TBRA - 2013	TBRA	\$22,188.00
Municipio de Juana Diaz - Delivery Costs - 2013	DELIVERY COST	\$4,997.00
Municipio de Juana Diaz - TBRA - 2013	TBRA	\$124,920.00
Municipio de Mayaguez - Delivery Costs - 2013	DELIVERY COST	\$7,124.00
Municipio de Mayaguez - TBRA - 2013	TBRA	\$178,092.00
Municipio de Ponce - Delivery Costs - 2013	DELIVERY COST	\$5,606.00
Municipio de Ponce - TBRA - 2013	TBRA	\$140,172.00
Municipio de San German - Delivery Costs - 2013	DELIVERY COST	\$2,452.00
Municipio de San German - TBRA - 2013	TBRA	\$61,308.00
Municipio de Yauco - Delivery Costs - 2013	DELIVERY COST	\$3,915.00
Municipio de Yauco - TBRA - 2013	TBRA	\$97,884.00
		\$2,817,180.83

The DF administered the ESG Program with allocated funds of the FY 2013, FY 2012, FY 2011 and reallocated funds from FY 2010 to provide decent, affordable housing options for individuals and families at risk of homelessness or to those that are already homeless. The ESGP funds homelessness prevention activities as well as rapid rehousing activities in order to alleviate potential homelessness and provide low income households with the services necessary to build housing stability.

The allocation was distributed to 77 non-profit organizations and faith based organizations and 50 municipalities. The Department of Family reached 96 % of this goals when combining street outreach and shelter and prevention and rapid rehousing components together through 118 projects. A total of 9,271 homeless person or at risk of becoming homeless was benefited as shown in the following table:

Activity	Persons
Homelessness Prevention	5,112
Rapid Re-Housing	223
Complete for Shelter	3,069
Street Outreach	867
Total	9,271

Affirmatively Furthering Fair Housing

Accessibility in the design, construction, rehabilitation, removal of architectural and communications barriers is being guaranteed in all HOME assisted housing. To this end, the State HOME Program has provided funds to CHDOs and developers for the construction and rehabilitation of affordable housing to sell or rent to benefit elderly population and persons with disabilities.

PRHFA assures that all projects developed with HOME funds have complied with state and federal regulations regarding accessibility for special needs population. For new construction or rehabilitation projects for rent with four (4) or more assisted housing units, PRHFA assures that 5% or more dwellings are being accessible to individuals with mobility impairments and 2% for persons with sensory disabilities.

The Commonwealth HOME Program gives special attention to assure that owners of projects provide information regarding the availability of accessible housing units in order to reach individuals with disabilities. This requirement is stipulated in the contract agreements. The PRHFA affirmatively furthers fair housing by having a clear policy against discrimination, mainly but not exclusive to race, color, nationality, religion, sex, marital status, or disabilities. Thus, the PRHFA actively promotes the benefits and opportunities offered by the

HOME Program in “Housing Fairs”. By promoting such outreach efforts, the HOME Program has provided counseling to all kinds of families within the Island.

Promoting technical assistance of the Fair Housing Law has been continued to municipalities by OCMA. Workshops and state conferences have been provided on a continual base to educate all municipal personnel working directly with Fair Housing Rights. OCMA requires every non-entitlement municipalities to designate a Fair Housing Officer, who is responsible at the municipal level to implements the initiatives promulgated by the State in order to affirmatively further fair housing. The non-entitlement municipalities should obtain OCMA's approval of its Statement of Actions to Affirmatively Further Fair Housing. The purpose of the statement is to identify actions the non-entitlement municipality has taken and will take to assure ongoing compliance with federal fair housing laws. The Commissioner would certify that the non-entitlement municipality complied with the mandatory actions in the Statement of Actions to Affirmatively Further Fair Housing, before the submittal of their application.

All ESG program subrecipients must comply with Fair Housing regulations and must take affirmative action to further fair housing. A Fair Housing certification document is required as part of the Request for Proposal process. This certification is an acknowledgement that the subrecipients are accepting the obligation to promote fair housing when accepting HUD funds. No financial assistance or services are provided that in any way violate the nondiscrimination, equal opportunity, or fair housing provisions of the ESG. During program year 2013 the following fair housing actions were undertaken:

- Communication was provided in a manner accessible to persons with hearing, visual, or other communications-related disabilities.
- All assistance provided could not discriminate on the basis of race, color, religion, sex, age, national origin, familial status and disability.
- All program materials were provided in Spanish.

Suitable Living Environmental

As part of the strategy to provide a suitable living environment we are continuing to increase the coordination actions in terms of planning and implementing services for homeless persons, other groups with special needs and low income population.

Resources have been assigned by OCMA with CDBG to improve the communities public services including, but not limited to, crime prevention, health care, services to homeless persons, counseling, fair housing activities, drug abuse, education among others. In order to improve the quality of public services rendered to low and moderate income persons and those with special needs we attended multiple activities for the purpose of create suitable living environment.

- One of the problems that we are facing in the communities is the health care of the elderly people

and the needs of the persons with disabilities. To reach this sector, OCMA assigned CDBG funds for *Home Care Services Program* in different municipalities.

- To aid the child and the youth funds were assigned for projects to attend the educational needs, to avoid scholar desertion and help students that are left behind, compared with their peers, in the different basic skills.
- Other funds were assigned for community’s services and health care services to outreach those communities with special needs.

The following table demonstrated the type of service that attended during FY 2013-14 with CDBG funds for low and moderate income persons.

CDBG SPECIAL NEEDS SERVED	
PERSONS SERVED	TYPE OF SERVICE
1,611 senior citizens	Home Care
1,039 youth and children	Educational Needs
1,098 citizens	Health Service & Community’s Services

In regard to non-housing community needs, OCMA provided CDBG funds for construction of infrastructure facilities, necessary in many communities.

- One hundred- five (105) projects were completed to benefit 166,446 low and moderate income persons. These included the construction of utility facilities such as water, sewer lines, electricity, and drainage systems. It also included projects such as roads construction and reconstruction, paving and repaving, installations of curbs and sidewalks, among others.
- Regarding public improvements activities under DR 2008, eight (8) projects were completed for repavement and construction of retaining walls. These projects impact approximately, 51,728 low and moderate persons.

In addition, to assist communities in carrying out a variety of projects aimed toward the improvement of living conditions, OCMA assigned CDBG funds for public facilities including construction and rehabilitation of community center, parks, recreational areas, cemetery and libraries, among others.

- Forty two (42) projects were completed to benefit 42,640 low and moderate income persons.

The State established an *Emergency Fund* with CDBG to alleviate or resolve serious priority threats, to health and/or safety that required immediate action. This category is aimed to provide a solution or to alleviate problems of an urgent character that were not evident at the time of the regular grant application process. The Evaluation Committee for the Emergencies Proposals assigned \$400,000.00 to four (4) municipalities during this fiscal year. Activities developed range from housing rehabilitation, road reconstruction, and bridge reconstruction, among others.

Continuum of Care

The Continuum of Care System (CoC) is a community plan for organizing and providing housing and services to satisfy the specific needs of homeless people until they find stable housing with the maximum of self-sufficiency. This includes measures of action to end the lack of housing and prevent them from returning to a homeless status. The CoC program provides funds for the construction and development or rehabilitation of transitional and permanent housing projects for homeless people with support services in determined geographical area.

The Department of Family is the “Collaborative Agency” of the CoC: Balance of State - which covers a geographical area of 24 municipalities of Puerto Rico, such as: Aibonito, Arecibo, Barceloneta, Barranquitas, Bayamón, Camuy, Carolina, Cataño, Ciales, Comerío, Corozal, Dorado, Florida, Guaynabo, Lares, Morovis, Naranjito, Orocovis, San Juan, Toa Alta, Toa Baja, Utuado, Vega Alta, and Vega Baja. The other CoC, South/Southeast Puerto Rico cover the other 54 municipalities of Puerto Rico. The Department of Family, as the “Collaborative Agency”, prepares the Continuum of Care Program request for funds of the PR 502 CoC-Balance of State. Coalicion de Coaliciones is the “Collaborative Agency” of the CoC PR 503 and covers the rest of the 54 municipalities.

HUD Continuum of Care Program approved for Puerto Rico 62 projects with a total allocation of \$17,268,058. The following table shows the allocation.

Puerto Rico Continuum of Care (CoC) Awards 2013

CoC No.	Project Name	Award Amount
PR-502 – Puerto Rico Balance of Commonwealth CoC		
PR-502	Casa de Restauracion y Mas, Inc.	\$ 142,667
PR-502	CoC Supportive Housing Services SNAP	\$ 93,015
PR-502	Eden	\$ 298,667
PR-502	El Pueblito de Jesus	\$ 780,152
PR-502	Gente Buena	\$ 222,569
PR-502	Guayacan Housing Development	\$ 410,552
PR-502	HMIS II 2013	\$ 53,000
PR-502	Hogar Amparo Project	\$ 206,541
PR-502	Hogar de Buen Pastor II	\$ 439,819
PR-502	Hogar del Buen Pastor I	\$ 242,361
PR-502	Hogar del Buen Pastor-Vouchers	\$ 118,543
PR-502	Hogar Nuevos Horizontes	\$ 320,572
PR-502	Hogar Seguro	\$ 148,411
PR-502	Hogar Sin Barreras -	\$ 121,113
PR-502	Hogar Solo Por Hoy -	\$ 229,153
PR-502	La Puerta de Jesus -	\$ 669,554
PR-502	LCS Apartment Leasing Program -	\$ 531,872

CoC No.	Project Name	Award	Amount
PR-502	Mi Techo Seguro	\$	312,488
PR-502	MUNICIPIO DE NARANJITO -	\$	90,592
PR-502	Nuevo Horizonte -	\$	78,555
PR-502	Programa Casa Silo -	\$	207,653
PR-502	Proyecto Enlace -	\$	526,586
PR-502	Proyecto Integracion Colectiva	\$	206,754
PR-502	Sabana Village Apartments -	\$	185,603
PR-502	San Juan's Transitional Housing for Safe Haven -	\$	337,558
PR-502	San Juan's Transitional Housing for Women with Children -	\$	304,481
PR-502	Shelter Plus Care New -	\$	207,694
PR-502	Shelter Plus Care Renovation -	\$	522,032
PR-502	Supportive Housing -	\$	1,213,315
PR-502	Transitional Housing and Supportive Services -	\$	413,184
PR-502	Transitional Housing de Vuelta a la Vida, Sanacion y Hogar I -	\$	1,507,760
PR-502	Tu Casa Vale -	\$	92,736
PR-502	VB SHP New Hope Assistance Project 2002 -	\$	258,001
PR-502	VEGA BAJA SHP New Hope Assistance Project 2007 -	\$	164,820
PR-502	Vouchers Program Casa Julia San Juan -	\$	229,356
PR-502 Total:			\$11,887,729.00
PR-503 - South/Southeast Puerto Rico CoC			
PR-503	Casa Ana Medina -	\$	315,727
PR-503	Casa de la Bondad, Inc. -	\$	89,166
PR-503	Casa Renuevo De Amor Para Ti Mujer, Inc. -	\$	119,591
PR-503	Casa Safe Heaven -	\$	255,960
PR-503	Centro Cristo Pobre Transitional Housing-	\$	191,773
PR-503	Comunidad Belen -	\$	106,212
PR-503	Conexion Boricua HMIS Project-	\$	576,090
PR-503	Esperanza Village -	\$	68,737
PR-503	Fondita Corazón -	\$	201,571
PR-503	Guara Bi, Inc. -	\$	201,809
PR-503	Hogar de Adultos -	\$	237,178
PR-503	Hogar La Piedad -	\$	138,058
PR-503	Hogar Luz de Vida Transitional Housing Project Renewal I-	\$	266,533
PR-503	Hogar Rayos de Esperanza -	\$	150,959
PR-503	HOSTAL GETSEMANI - DAME TU MANO -	\$	152,820
PR-503	Lucero del Alba -	\$	362,088
PR-503	Posada De Jesús -	\$	122,718
PR-503	Remanso de Paz -	\$	593,085
PR-503	Rental Assistance for the Homeless -	\$	81,662
PR-503	CoC Coordinated Assessment System 2013	\$	265,166
PR-503	SHELTER PLUS CARE -	\$	70,762
PR-503	Shelter Plus Care -	\$	90,881

CoC No.	Project Name	Award	Amount
PR-503	Shelter Plus Care Program Municipio de Cayey -	\$	246,250
PR-503	Shelter Plus Care Renewal Project FY 2012 -	\$	46,556
PR-503	Supportive Housing Program -	\$	61,970
PR-503	Therapy and Orientation Program for the Homeless -	\$	204,953
PR-503	Vereda del Rio Safe Haven -	\$	162,054
PR-503 Total :		\$	5,380,329
Puerto Rico Total :		\$	17,183,176

The Point-in-Time Count is a one-day, statistically reliable, unduplicated count of sheltered and unsheltered homeless individuals and families in the country. It is required that organizations and municipalities applying for HUD Continuum of Care funding to serve the homeless do a count each year. The Department of the Family as a collaborative agency of CoC Balance of State coordinated the unsheltered homeless individuals and families point in time count on February 26, 2013. This effort is shared with nonprofit organizations and the representatives from the 24 municipalities that are part of the CoC Balance of State.

Point-in-Time 2013 count shows a decrease in the number of unsheltered homeless persons. Some relevant data during the last two years are:

- A total of **2,773** unsheltered homeless were counted in year 2013 as opposed to **3,445** in year 2011; 672 less than year 2011.
- Men are more likely to be unsheltered.
- The Municipalities with mayor Homeless concentration are San Juan, Ponce, Caguas, Mayaguez, Aguadilla and Arecibo.
- The main reasons to become homeless are substance abuse / drugs, family problems, loss of employment, chronic illness, and mental health.

Next table shows some of the more relevant data of 2011 and 2013 homeless persons.

Table: 2011 and 2013 Point-in-Time Count

2011 Point-in-Time Count	2013 Point-in-Time Count
Unsheltered Homeless: 3,445	Unsheltered Homeless: 2,773
Municipalities with mayor Homeless Concentration	Municipalities with mayor Homeless Concentration
<ol style="list-style-type: none"> 1. San Juan (1,012) 2. Ponce (287) 3. Mayaguez (170) 4. Aguadilla (169) 5. Arecibo (157) 	<ol style="list-style-type: none"> 1. San Juan (597) 2. Ponce (218) 3. Caguas (194) 4. Mayaguez (182) 5. Arecibo (194)
Reasons to be homeless	Reasons to be homeless
<ul style="list-style-type: none"> • Substance Abuse • Chronic Illness • Mental Health 	<ul style="list-style-type: none"> • Substance Abuse/ Drugs • Family Problems • Loss of Employment

Creating Economic Opportunity

The State continues to promote the design and implementation of an economic development strategy at the local level; expanding the commercial activity, the revitalization of deteriorated areas, and promoting the creation of new job opportunities. The units of local level will continue to encourage participation of different sectors of the communities, public, private for profit and non-profit.

Economic development is a priority of the Commonwealth of Puerto Rico. The priority is to foster the sustainability of the business and industrial sectors, thus assisting in the economic development of the non-entitlement communities. The OCMA has allocated CDBG funds for economic development to promote the startup of new businesses, the retention and expansion of existing businesses and to provide entrepreneurial assistance to micro enterprises and other small enterprises in non-entitlement municipalities.

On May 10, 2013, the Action Plan 2009 and 2010 were amended to establish that funds from the Reimbursement of Interest Program PY 2009 and funds from Small Business Loans Program PY 2010 are now eligible for the activity of “Recoverable Grants”. This Program has an availability of \$500,000 in funds allocated in the 2010 AAP that have not been expended by the municipalities and another \$500,000 that were part of the Municipal Economic Fund allocated in the 2009 AAP.

The activities to be eligible to receive assistance for recoverable grants include Microenterprise Assistance Program and Special Economic Development Program for small businesses.

- Under the *Microenterprise Assistance Program* the municipality may only use the funds to award recoverable grants to qualified new or existing commercial enterprise that has five or fewer employees, one or more of whom owns the enterprise. Economic activity must be held in the municipality’s jurisdiction.
- Under the *Special Economic Development Program* the municipality may only use the funds to award recoverable grants to private for-profit business that have or want to establish their economic activity in the municipality.

The funds associated to these economic development activities were allocated to non-entitlement municipalities through a competitive process as shown in the following table:

Municipality	Amount
Aibonito	100,000.00
Barceloneta	100,000.00
Cataño	100,000.00
Ciales	50,000.00
Florida	50,000.00
Hatillo	50,000.00
Jayuya	50,000.00
Orocovis	100,000.00
Salinas	50,000.00

Municipality	Amount
Vega Alta	50,000.00
Arroyo	50,000.00
Coamo	50,000.00
Guanica	50,000.00
Jayuya	50,000.00
Lares	50,000.00
Maunabo	50,000.00

To support the Economic Development Initiative a total of \$1,071,883.00 has been allocated for *Commercial Rehabilitation* activities. The source of fund is a 2003 carry-over fund allocated for Public Facilities that has not been expended by the municipalities. The objective of the activity is to provide funding for the rehabilitation or installation of publicly owned property to create commercial space to be used to foster the development of small business and microenterprises. At the present, eight (8) public facilities for commercial purposes were completed and three (3) commercial facilities are underway. These funds were allocated as follow:

Commercial Rehabilitation Allocation

MUNICIPALITY	AMOUNT	BALANCE
Barceloneta	\$100,000.00	\$0.00
Barranquitas	\$100,000.00	\$0.00
Ciales	\$100,000.00	\$100,000.00
Coamo	\$100,000.00	\$0.00
Comerio	\$100,000.00	\$7.00
Guanica	\$100,000.00	\$0.00
Juncos	\$99,669.00	\$99,669.00
Las Piedras	\$100,000.00	\$630.00
Maunabo	\$100,000.00	\$100,000.00
Orocovis	\$100,000.00	\$921.21
Yabucoa	\$72,214.00	\$3,270.80

Section 108 provides an additional source of financing, to meet housing, community development needs and special projects to promote economic self-sufficiency. Funds were used for eligible activities regarding rehabilitations to physical development projects that promote the economic development in accordance to Section 105(a) of the Act. At the present time three (3) activities are still on going to develop projects in the municipalities of Camuy, Dorado and San Lorenzo.

OTHER ACTIONS

Address Obstacles to Meeting Underserved Needs

The main obstacles to meeting underserved needs are policy and administrative issues that are affecting the development of affordable housing and program implementation in Puerto Rico. PRHFA has been targeting its efforts to the following actions:

- Budget analysis to optimize resources and obtain a higher performance;

- Continuous evaluation of the Consolidated Plan ;
- Analysis of the day to day Administrative actions;
- Strengthen the public participation scheme by conducting public hearings and meetings with Non Profits and developers to identify obstacles and evaluate the effectiveness of the actions undertaken to respond to them;
- Broaden coordination with other key agencies by strengthening the institutional structure.

OCMA is committed to meet the primary objective of the CDBG program expending no less than 70% of the funds in activities to assist low and moderate income persons, including the underserved needs.

The PRDOH continued to support non-profit organizations, homeless service providers, and special needs groups in their goals to meet the needs of underserved HIV clients in Puerto Rico. The agreement between the Department of Health and the Municipality of San Juan helped in the rapid allocation of resources to sponsored entities. Also, the Municipality of San Juan and the Department of Health worked together in creating a public policy that had the effect of improving the quality of life and housing of the HIV clients and their families.

The primary obstacle to meeting underserved needs of low-income HIV clients continue to be the availability of funds. Due to the fact that the sub-grantees still submit their annual results in a non-electronically form ITS represent a challenge to the grantee when analyzing such data gathering. Another implication is to create an accurate and reasonable outcome tracking system to ensure that programs accomplish their objectives: stable, permanent housing accompanied by supportive services when necessary.

Another challenge is to provide sufficient affordable housing and supportive services for low-income persons with HIV that need it. Currently, HOPWA financing is not enough to house all eligible clients seeking permanent housing through the Tenant-Based Rental Assistance. When permanent housing is unavailable, eligible clients must reside in less stable housing, such as emergency or transitional.

A person's income level is another barrier to HIV clients. A very low income level means that more money is to be used to provide assistance to fewer persons and more availability of funds is required to serve this population.

Foster and Maintain Affordable Housing

The mayor action carried out to foster and maintain affordable housing by OCMA is the rehabilitation of the housing stock throughout the non-entitlement municipalities and the homebuyer assistance. The housing activity is the second priority established by the State. OCMA has modified the program rules to assist the municipalities in the prompt rehabilitation of the housing stock. The modified rules provide for the elimination of specific conditions necessary detrimental to the health and safety of the household; the need to invest up to \$15,000 for the purchase of construction material necessary for the rehabilitation of the dwelling. Each non-

entitlement municipality will be able to conduct this activity with their own personnel (up to 45% of the total project cost towards labor costs), with a third party or leave the rehabilitation on the owner of the property. In addition, a category allowing building materials grants of up to \$3,000 per housing unit available to municipalities.

The Tenant Based Rental Assistance and Short-Term Rent, Mortgage, and Utility (STRMU) assistance activities help fostering and maintaining affordable housing for low income persons living with HIV/AIDS. For program year 2013 both activities will be included in the plan. In the case of the TBRA activities they are undertaken by municipal government while the STRMU activities is undertaken by a nonprofit organization. As an additional activity the Municipality will distribute available funds from previous year to nonprofit and municipal governments for the acquisition and/or rehabilitation of building to be used for housing.

Commonwealth HOME Program is focused in assuring that HOME rules regarding affordability period are observed, as stipulated at 24CFR 92.252 (e) for rental housing and 92.254 for Homeownership. As established in the Action Plan, assisted properties remain affordable and available for low-income families.

Restrictions to sale during the affordability period are included in agreements. Recapture provisions are used to assure that the assisted housing unit remains affordable even if is acquired by another family (it must be low-income). Adequate controls are in place to enforce HOME recapture provisions.

The HOME-assisted units must meet the affordability requirements for no less the applicable period specified below, beginning after project completion or occupancy, whichever is last. It is also related to the recapture of the property. It applies depending on the type of project was assisted.

TIME RESTRICTIONS ON AFFORDABILITY LIMITATIONS	
HOME Investment per unit	Length of Affordability
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
Over \$40,000	15 years
New Construction of rental housing	20 years

The aforementioned affordability period requirements are enforced through a deed restriction and covenant running with the land that would be registered at the Department of Justice Property Register. Additionally, the State HOME Program separate HOME Program funds for rental projects that are eligible for Low Income Housing Tax Credits (LIHTC). Preference is given to projects located in hard to develop areas.

One of the primary goals of the PRHFA is to handle the need for adequate rental housing, as a matter of social justice for extremely and very low-income tenants. Aware of the fact that the demand for low-income housing is greater than the units offered by the market, the PRHFA develops new financing mechanisms to increase the supply of rental housing units.

Eliminate Barriers to Affordable Housing

The CDBG Homeownership Initiative targets low-income persons that have been discouraged from the opportunity to own their home feeling excluded from the housing market because they do not have the savings to pay for the down payment and closing cost of a house purchase. Twenty three (23) low and moderate income families have already received assistance under the “Homeownership Program”. A total of \$83,729.34 has been granted during this fiscal year.

A total of \$19.6 million was available under the Neighborhood Stabilization Program to be administered by OCMA. During this fiscal year under NSP1 have been rehabilitated 66 housing units and 59 housing units were constructed with the purpose of assisting in the redevelopment of abandoned and foreclosed homes. A total of 31 housing units have been sold. In order to supplement and strengthen previous stabilization efforts, \$5,000,000 was allocated for Neighborhood Stabilization Program 3 (NSP3). These funds were distributed, also through a competitive process, among NSP1 municipalities for acquisition, rehabilitation, redevelopment, new construction and resale of vacant or foreclosed residential properties in the potential target areas.

The PRHFA has taken the following steps to minimize barriers to provide affordable housing to underserved citizens:

- Provide services at its headquarters through its single and multifamily departments for the delivery of counseling and assistance to applicants for the housing programs provided by the agency. Before filling an application, the solicitant receives assistance from a trained counselor in the following topics: advise on the type of assistance that he/she might be eligible, including, Construction of Affordable Housing for Homeownership, Construction and Rehabilitation of Rental Housing, Acquisition of Existing Housing, Homeowner Rehabilitation and Development of Affordable Housing through the Participation of the Community Housing Development Organizations (CHDO’s). The citizens are allowed to download their applications electronically.
- Continued to inform de community on the availability of affordable housing programs. Information on the programs managed by the agency is available on the website.

The PRHFA uses the parameter allowed by the HOME Program regulations and subsidizes units that do not exceed 95% of the value of FHA, according to the need of the specific area. The amendments and programs allow housing more affordable and promote the construction of affordable housing units. These changes provide additional benefits to HOME program participants.

However, income limits still pose a serious concern. An increase in housing prices without a corresponding increase in income limits and HOME funds affects the performance of the program and of individual projects. Higher subsidies levels reduced the capacity of the program. Moreover, if subsidy levels are not enough to fill

the gap between the cost of housing and income limits, interested homebuyers may not qualify for financing. This is affecting the performance of HOME projects.

In order to meet housing needs and to reduce housing barriers for person living with HIV/AIDS, the PRDOH HOPWA program will take consider the following components:

- Creation of a continuum of housing and service options that addresses the diverse housing needs of persons living with HIV/AIDS and their families. This continuum of care will provide a linkage system between organizations and government agencies to offer other options or solutions.
- Encourage HOPWA clients to live stable lives while meeting health and services needs in order to continue their productivity in job settings. Promotion of stable home environment for clients undergoing complex drug therapies and potential side effects from their treatments.
- Clients' control over their environment, thus promoting and facilitating independent living.
- Promote actions against discrimination against special sectors of the HIV population such that:
 - ✓ All HOPWA recipients and sponsors must adopt the public policy of zero tolerance for discrimination based on sexual orientation or gender identity, in all job steps, use facilities, contracting, services and other activities related to the HOPWA program;
 - ✓ The segregation of same-sex couples in homes, retirement homes or housing programs funded with HOPWA funds is prohibited;
 - ✓ All HOPWA sub recipients and sponsors must agree to avoid discrimination based on sexual orientation or gender.

Institutional Structure and Enhance Coordination

The institutional structure has been successful at the federal and state level. On the state level, OCMA is the lead agency for the consolidated planning for the four community planning and development programs funded by HUD and a first-hand resource for the non-profit sector.

On February 12, 2010, the Governor of Puerto Rico designated the Puerto Rico Housing Finance Authority (PRHFA) as the Grantee for the HOME program, effective July 1, 2010. This designation was done to capitalize on PRHFA's vision, structure, functioning and responsibilities. The PRFHA currently manages a number of federally and locally sponsored housing programs, associated to rental and homeownership programs. It also has the capacity to coordinate with private, non-profit and public agencies activities and actions that facilitate program planning and implementation. Currently the PRFHA has a close working relationship with CHDOS, Municipalities, non-profit and for profit developers and the financial industry.

The PRDH, as the Commonwealth's agency responsible of housing policy, and the PRFHA, for its role with the HOME program, will share responsibilities for and collaborate in intergovernmental coordination and cooperation between the Commonwealth's agencies and the federal government in its efforts to produce and preserve affordable housing within the Island, pursuing the goals and objectives for preserving the supply of affordable housing and promoting community development activities.

PRHFA work to increase participation at all levels, especially among extremely low and very-low income groups, as well as those traditionally under-represented, involving organizations, which represent populations need across the Island. The PRHFA recognizes the importance of partnering or collaborating with other agencies to help serve its housing needs. Non-profit organizations play an important role in the provision of affordable housing, supportive housing and social services, and economic development activities. Local organizations, with direct public contact, have a clear view and understanding of the PRHFA's housing and social needs.

Through the years, State HOPWA program has dedicated efforts to enhance the coordination between public and private housing and social service agencies. A statutory requirement of the program is to clearly establish the eligibility criteria to award funding to community-based organizations. Non-profit organizations play a critical role in the provision of public services initiatives in several ways:

- They advocated work on behalf of HIV/AIDS patients supporting their housing needs;
- They are involved in the community and are knowledgeable about the services needed, and participate in designing and implementing programs that respond to the patients' needs;
- They often provide the development expertise and technical assistance needed to bring projects to fruition, and also conduct the monitoring and/or certifications necessary at a project's completion; and
- They provide the social/community service components as a complementary network to the State programs.

Non-profit organizations have a long, positive history of cooperation with the municipal and state agencies. The State HOPWA program seeks to expand opportunities for nonprofit organizations, particularly newer organizations, to engage now in housing development for the HIV/AIDS patients. This is an alternative to promote an affordable rental housing market.

Improve Public Housing and Resident Initiatives

The Public Housing Administration (PHA) is responsible for the administration and maintenance of the public housing projects assisted with federal and state funds. The San Juan HUB Office of Public Housing reports that the Puerto Rico Public Housing Administration (PRPHA), that owns 55,712 dwelling units in 338 public housing projects across the island, with the exception of the Municipality of Culebra, that is presently designated a Standard PHA on the Public Housing Assessment System (PHAS).

The factors considered by the system are: management, physical and financial performance and compliance. The San Juan Hub Office of Public Housing (Field Office) also considered qualitative factors. The PRPHA is in compliance with statutes, and the rules of governance provide acceptable representation of resident concerns and representation on the Board of Commissioners.

The Assistant Secretary for Assisted Housing and Community Development executes the PRDH policy providing community services and socio-economic development services to public housing residents and low-income communities, promoting the concept of self-sufficiency and self-effort among their residents.

No actions have been address with CDBG funds to encourage public housing residents to become more involved in the management of their housing projects and to participate in the homeownership opportunities offered to them. No HOPWA funds are committed to address the needs of public housing residents to become more involved in management and participation in homeownership.

Evaluate and Reduce Lead-Based Paint Hazards

The PR Public Housing Administration implement a pro-active approach to reduce lead-based- paint hazards in residential projects across the Island, such as: visual assessment for deteriorated paint in units built before 1978, initial and annual HQS inspections, data collection from residents and governmental health and environmental agencies to detect or identify the existing or possible risks, disclose information among residents, stabilization, removal and disposal of dangerous materials.

The State HOME Program has contracted companies to provide technical assistance for the evaluations, visual assessment, HQS inspections and paint testing (when necessary) for the housing units that will be rehabilitated with HOME funds in order to comply with lead-based paint requirements and other applicable federal environmental laws and regulations.

Housing providers funded through HUD provide decent, safe, and sanitary housing to their residents. Part of this responsibility is to protect these residents, particularly children under age six, from the health risks of lead-based paint. The program currently does not undertake projects that present substantial problems in terms of lead-based paint.

The Department of Family requires to the ESG organizations that provided housing or other services regularly frequented by children less than 6 years of age a certification that the property where they provide the services to the homeless is free of lead-base hazard from a qualified professional. Also, we encourage the recipients to use ESG funds for testing and for abatement procedures.

All CDBG funded housing acquisition and rehabilitation, of pre-1978 units should meet the provisions established in Attachment 24-1 of HUD Manual 6509.2 REV. 5. OCMA provides guidance on the lead based paint compliance requirements assuring that all the non-entitlement rehabilitation manuals filed in the agency, includes the actions the municipalities will take on this issue.

The HOPWA program requires to the municipalities participating in the tenant based rental assistance program and the community based organizations that provide housing services to the patients with HIV/AIDS to:

- Provide notification of a written notice to occupants informing them of lead hazard evaluation or reduction activities. Notification is achieved through the distribution of the EPA/HUD/CPSC lead based paint hazard information pamphlet.
- All property owners must disclose available information about the presence of lead-based paint and provide prospective tenants with existing documentation on known lead-based paint hazards in the dwelling unit.

In addition visual inspections must be performed on properties constructed prior to 1978 to identify defective paint surfaces. The assessment will include the evaluation of interior and exterior painted surfaces to identify specific conditions that contribute to lead-based paint hazards. A certified risk assessor or Housing Quality Standards (HQS) inspector trained in visual assessment will perform the assessment. They will recommend if a Paint Testing is needed at the property.

Ensure the Compliance with Program and Comprehensive Planning Requirements

The strategic goal is a comprehensive effort by the Commonwealth to increase the housing stock in the Island by providing affordable housing for low-income households. The HOME Program has contributed with over 1,727 units during past three years. This represents almost 79% from the total goal (2,175 units) established for the five year consolidated plan strategy.

In compliance with 24 CFR 92.205 (b) (1), the PRHFA does not use other forms of investment for the HOME Program other than the award of a conditional grant to provide incentives to develop and support affordable rental housing and Homeownership affordability through assistance to Homebuyers, new construction, reconstruction, or rehabilitation of non-luxury housing and any other acceptable activity by the PRHFA.

In addition HOME funds are used to provide payment of reasonable administrative and planning costs; and to provide for the payment of operating expenses of community housing development organizations.

The Department of the Family is committed with ESG objectives of increasing the number and quality of the emergency shelter and transitional housing for homeless individuals and families, operating these facilities, and providing essential services to help prevent homelessness. The ESG Program followed the goals established in the Department of the Family's five-year Strategic Plan, showing the performance measurements presented by the agency and the Consolidated Action Plan 2010-2014 and the amendment presented during program year 2011. In midyear and due to the changes introduced by HUD a new objective was established to address the outcomes of the Prevention and Rapid Rehousing activities established by the Emergency Solutions Grant Program.

The PY 2013 allocation was distributed to 77 non-profit organizations and faith based organizations and 50 municipalities. The Department of Family reached 96 % of this goals when combining street outreach and shelter and prevention and rapid rehousing components together through 118 projects. A total of 9,271 homeless person or at risk of becoming homeless was benefited.

To pursue the primary statutory objective of the CDBG Program to develop viable communities by providing decent housing and suitable living environment and by expanding economic opportunities the following accomplishments were met during fiscal year 2013-2014:

- In terms of providing affordable housing 23 low and moderate income families have already received assistance under the “Homeownership Program”. A total of \$83,729.34 has been granted during this fiscal year. In terms of provide decent affordable housing, 759 housing units were rehabilitated. A total of 1,980 low and moderate income households received the direct benefit.
- Under Disaster Recovery Assistance Program 2008, a total of 67 housing units were rehabilitated. Regarding public improvement activities, 8 projects were completed for repavement of gravel roads and construction of retaining wall. These projects impact approximately 51,728 low and moderate persons.
- Otherwise, with the purpose of assisting in the redevelopment of abandoned and foreclosed homes, under NSP1 have been rehabilitated 66 housing units and 59 housing units were constructed. A total of 31 housing units have been sold. In regards to the four (4) public facilities activities, the constructions and rehabilitation of the building to provide health services is in the final phase of construction. The construction of the five small plazas and three “pocket” parking lots, construction of the community center and parking lot, and the construction of the passive community park are completed.
- In order to improve the quality of public services rendered to low and moderate income persons and those with special needs we attended multiple activities for the purpose of create suitable living environment. A total of 3,748 low and moderate income persons received the benefit for home care services, health care and community’s services, to attended educational needs and to attend crime prevention needs.
- Community development activities for the purpose of creating suitable living environment are divided in two mayor categories: Public Facilities and Public Improvements to the municipal infrastructure. In regard to the public facilities 42 projects were completed for the construction or rehabilitation of; parks and recreational areas, neighborhood facilities, youth centers, libraries, cemetery and public parking facilities. A total of 42,640 low and moderate income persons received the benefit. In regard to the public improvements activities 105 projects were completed for pavement of gravel streets, solid waste, the installation of curbs, gutters and sidewalks, water and sewer lines, and flood and drainage. A total of 166,446 low and moderate income persons received the benefit.

During FY 2013-14, all HOPWA sub recipients provided short term rent, mortgage and/or utility assistance payments, supportive services, tenant based rental assistance and other eligible activities to persons living

with HIV/AIDS and their families to prevent homelessness. The twenty one (21) sub recipients expended 61% of the funds delegated to undertake the contracted activities. HOPWA funds were used to provide; tenant-based rental assistance to 102 families, short-term rent, mortgage, and utilities payments to 50 households, and 516 households received supportive services.

Reduce the Number of Poverty Persons

The actions pursued by OCMA to reduce the number of poverty level families at the non-entitlement municipalities is to promote economic development activities assisted with CDBG funds and the Loan Guarantee funds provided by Section 108 of the Housing and Community Development Act of 1974 as amended.

OCAM is pursuing the strategy of Governor Alejandro García Padilla that includes the following:

- Creating over 50,000 jobs opportunities for families in order to increase employment levels and thus reduce inequality and dependency.
- Promote the creation of Small and Medium Enterprises.
- Renew Puerto Rico's public infrastructure.
- Provide emphasis on rehabilitation of housing units for rental housing for special needs populations, such the elderly and single mothers.

Although, the factors over which the Commonwealth of Puerto Rico has direct influence are few, an effort to address the needs of impoverished people, through a unified approach to reduce the number of poverty level families in Puerto Rico is its primary goal. The stability and support of those currently in need help to reduce further socio-economic deterioration for those in poverty. Six basic strategies continue in the action plan:

- To coordinate and direct Commonwealth and Federal resources toward a unified strategy for community and economic development to enhance the health, safety, and economic vitality of our communities and neighborhoods.
- To assist private and community groups in the capitalization funding for the development of permanent housing for the Homeless poor and supportive housing for the chronic Homeless.
- To provide housing funds to preserve existing residential neighborhoods and existing housing within a framework of neighborhood revitalization and community development.
- Support enhanced efforts to ensure Homeownership for low income families, increasing the number of affordable housing built and supported living opportunities for people with disabilities.
- Maintain effective Commonwealth-wide housing and community development policies and programs in partnership with the private sector, community groups, Federal and municipal governments' island wide.

The ESG activities are implemented island-wide to help reduce further socio-economic deterioration for those in poverty "to facilitate the empowerment and self-sufficiency of the persons, families and the communities; promoting their strengthening sensibly, and respectful of theirs needs and aspirations of development and peace".

HOPWA program activities helps reducing the number of families living under the poverty level by reducing the cost of overall living, including housing, medical, and supportive services. According to HUD, families should not pay more than 30% of their income on rent and utilities. HOPWA assistance will reduce the cost of living for HIV/AIDS persons by providing rent/mortgage, utility assistance and other supportive service that will lower the burden of the HIV/AIDS clientele.

The PRDOH strategy to reduce the number of families living under poverty level, whose householder is an HIV/AIDS patient, is to provide Tenant Based Rental Assistance (TBRA) housing and other housing with supportive services that diminishes the risk of financial constrains for the family. The HOPWA plan covers all the housing venues that HIV clients might need to attain in order to focus in their medical treatment, and thus improve their quality of life daily needs. TBRA was designed on the assumption that the tenant would qualify for a Section 8 voucher before the rent assistance was exhausted the reality is that it has become a permanent housing solution.

The second strategy used by the State HOPWA program is the Short-Term Rent, Mortgage, and Utility activity (STRMU). In some cases health issues prevent HIV/AIDS persons to maintain a job and this will put them at risk of becoming homeless. For this clientele the STRMU activity was created. Under this activity eligible clientele who are facing the loss of their current housing arrangements through pending eviction, foreclosure, or the termination of utilities due to non-payment of these expenses can receive limited assistance to pay the arrears.

The HOPWA activities covers all the housing venues that HIV clients might need to attain in order to focus in their medical treatment, and thus improve their quality of life.

OVERALL ALLOCATIONS

All four programs directed efforts toward the achievement of the national goals established in the State Action Plan. As can be noticed the activities conducted by all four programs respond to a coordinated and planned effort. This assures the best use of available funds. The Program Year 2013 allocation for CDBG, ESG, HOPWA and HOME Programs were distributed as follow:

CDBG Program Allocation

The State CDBG Program distributed funds to 51 non-entitlement municipalities for improvement of their economic and physical environmental. Consistent with the 2013 State Action Plan a total of \$26,959,625.16 were available to assist the eligible applicants in carrying out projects for Community Development, Economic Development, Housing, Public Services and Emergency activities for the benefit of low income persons. Each activity assisted with these funds meets one of the national objectives. The allocation for this program year to 51 non-entitlement municipalities was distributed as follow:

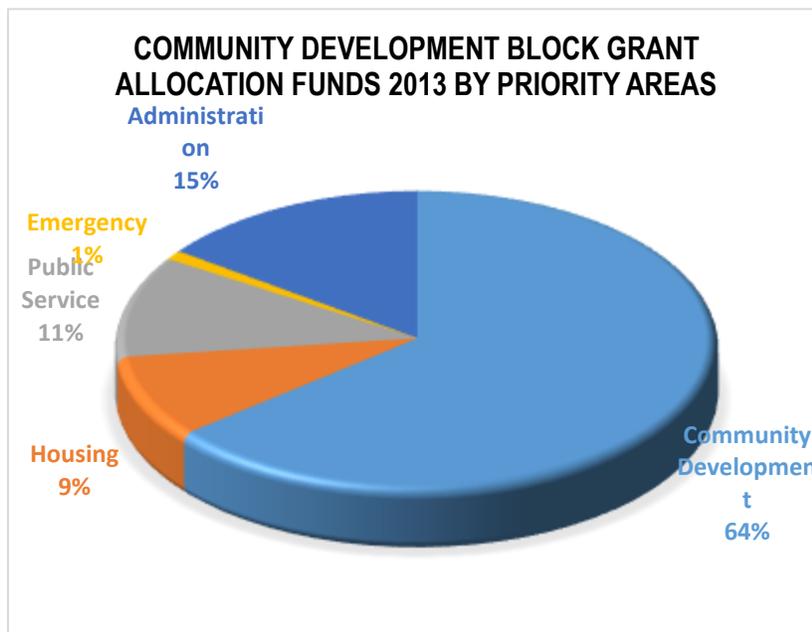
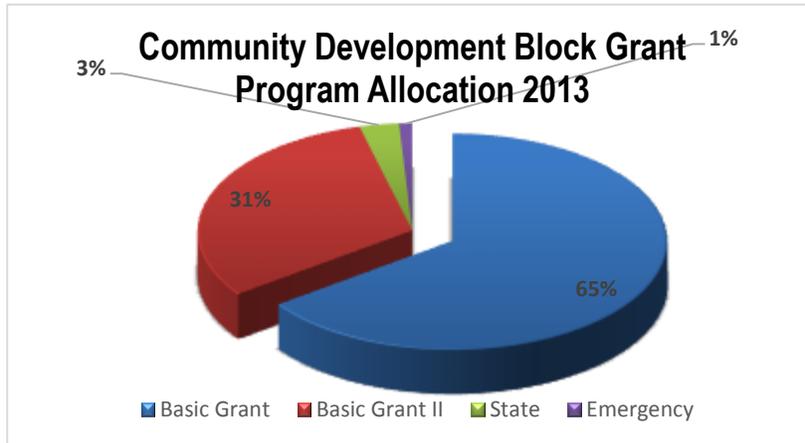
- The amount of \$17,955,000.00 was assigned to the fifty-one (51) non-entitlement municipalities as an **automatic or basic grant** to execute community development projects according to local needs. Each non-entitlement municipalities received the amount of \$350,000.00. An additional amount of 15% for the municipalities of Vieques and Culebra was allocated according to the State Law 50 approved on January 13, 2004.
- The amount of \$8,604,625.00 was distributed among the fifty-one (51) participating non-entitlement municipalities to develop local projects in accordance with priority areas. Priority was considered for activities following the clusters order: Community Development, Economic Development and Public Services. In accordance with the amendment of the Action Plan PY 2013 funds were awarded in equal parts under the **Basic Grant II**.
- The amount of \$400,000.00 was established for **Emergency Funds**.

More than 80% of funds were used to benefit low and moderate income persons. During the reporting period the total amount of funds was committed as follow:

- The amount of \$17,293,823.93 was assigned for *community development projects*. These funds were allocated to assist communities in carrying out projects, aimed to improve living conditions and for *infrastructure improvements*.
- To attend the needs of special groups and to assure the maximum development of the community a total of \$2,946,990.73 were assigned for *public services*.
- The amount of \$2,377,494.43 was assigned for *moderate housing rehabilitation projects* to alleviate the problem of housings conditions.
- For *administrative purposes* the amount of \$3,941,316.07 was assigned to municipalities.

- To alleviate or resolve *primary threats* to health or safety that required an immediate solution the amount of \$400,000.00 were assigned.

The amount of \$833,802.84 was assigned for *State Administration* for a total amount of \$28,348,407.00.



ESG Program Allocation

The ESGP allocation for FY2013 was \$3,450,602.00 and was distributed by the Puerto Rico Department of the Family through a competitive application process. ESGP grant amounts may be used for one or more of the following components:

- *Street Outreach*: funds may cover costs related to essential services for unsheltered persons (including emergency health or mental health care, engagement, case management, and services for special populations);
- *Emergency Shelter*: funds may be used for renovation of emergency shelter facilities and the operation of those facilities, as well as services for the residents (including case management, child care, education, employment assistance and job training, legal, mental health, substance abuse treatment, transportation, and services for special populations);
- *Homelessness Prevention and Rapid Re-Housing*: both components fund housing relocation and stabilization services (including rental application fees, security deposits, utility deposits or payments, last month’s rent and housing search and placement activities). Funds may also be used for short or medium-term rental assistance for those who are at-risk of becoming homeless or transitioning to stable housing;
- *HMIS*: funds may be used to pay the costs for contributing data to the HMIS designated by the Continuum of Care for the area. Eligible activities include (computer hardware, software, or equipment, technical support, office space, salaries of operators and staff training costs).
- *Administrative Funds*: funds may be used for payment of administrative costs related to the planning and execution of ESG activities. Employee compensation and other overhead costs directly related to carrying out street outreach, emergency shelter, homelessness prevention, rapid re-housing and HMIS activities are eligible costs of those activities and not subject to the spending limit for administrative costs. Refer to 24 CFR §576.108 for eligible costs and requirements.

The following table shows the distribution of 2013 program year funds by activity:

Emergency Solutions Grant Program Allocation Funds 2013	
Activity	Allocation
ADMINISTRATION	\$ 258,792.00
HMIS	\$85,400.00
STREET OUTREACH	\$ 332,000.00
EMERGENCY SHELTER	\$1,167,651.00
PREVENTION & RAPID REHOUSING	\$1,606,759.00

TOTAL	\$3,450,602.00
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Since FY2012 contracts signing were delayed, FY2013 operated the first semester with FY2012 funds and the second semester with 2013 funds. FY2012 included \$1,549,444.04 second redistribution from 2011 and \$614,752.82 and reallocated funds from 2010. Finally, \$638,694.94 additional funds from year 2010 were distributed for operational services for emergency and transitional shelters.

HOME Program Allocation

In, 2013 the Governor of Puerto Rico executed in behalf of the Puerto Rico Housing Finance Authority a grant agreement for the HOME Program in the amount of \$8,469,034. Funding for PY 2013 was allocated to implement affordable housing island wide, as follows:

FUNDS ALLOCATED FOR PY 2013 BY ACTIVITY

ACTIVITY	FUNDING	%
Down Payment Assistance to Homebuyers	\$ 1,439,736	17.00%
Rehabilitation or Construction of Housing for Rent	\$ 4,912,040	58.00%
CHDO Set Aside	\$ 1,270,355	15.00%
Program Administration	\$ 846,903	10.00%
	\$ 8,469,034	100.00%

HOPWA Program Allocation

All HOPWA funds were used to provide services and eligible housing activities to the eligible population. Program Year HOPWA funds were allocated to the Municipality of San Juan (sponsor) for its distribution to other sub recipients. HOPWA funds were used to support the following eligible activities:

- *Tenant-Based Rental Assistance (TBRA)* program - The TBRA program provides tenant-based rental assistance to eligible individuals until they are able to secure other affordable and stable housing.
- *Short-Term Rent, Mortgage, and Utilities (STRMU)* assistance program - provides short-term rent, mortgage, and utility payments to eligible individuals for a maximum of 21 weeks of assistance in a 52-week period.
- *Supportive services* - Under this program supportive services and housing are offered by nonprofit organizations via contracts with the Municipality of San Juan. Supportive services including health care, mental health assessment, permanent housing placement, drug and alcohol abuse treatment and counseling, day care, personal assistance, nutritional services, intensive care when required, and

assistance in gaining access to local, state, and federal government benefits and services, were also provided to HOPWA recipients. Most services are provided in a residential setting.

- *Transitional Housing* - This category includes temporary housing, hospice care, detox services, permanent housing for chronically ill mental patients, and other types of housing with supportive services to maintain clients' quality of life.

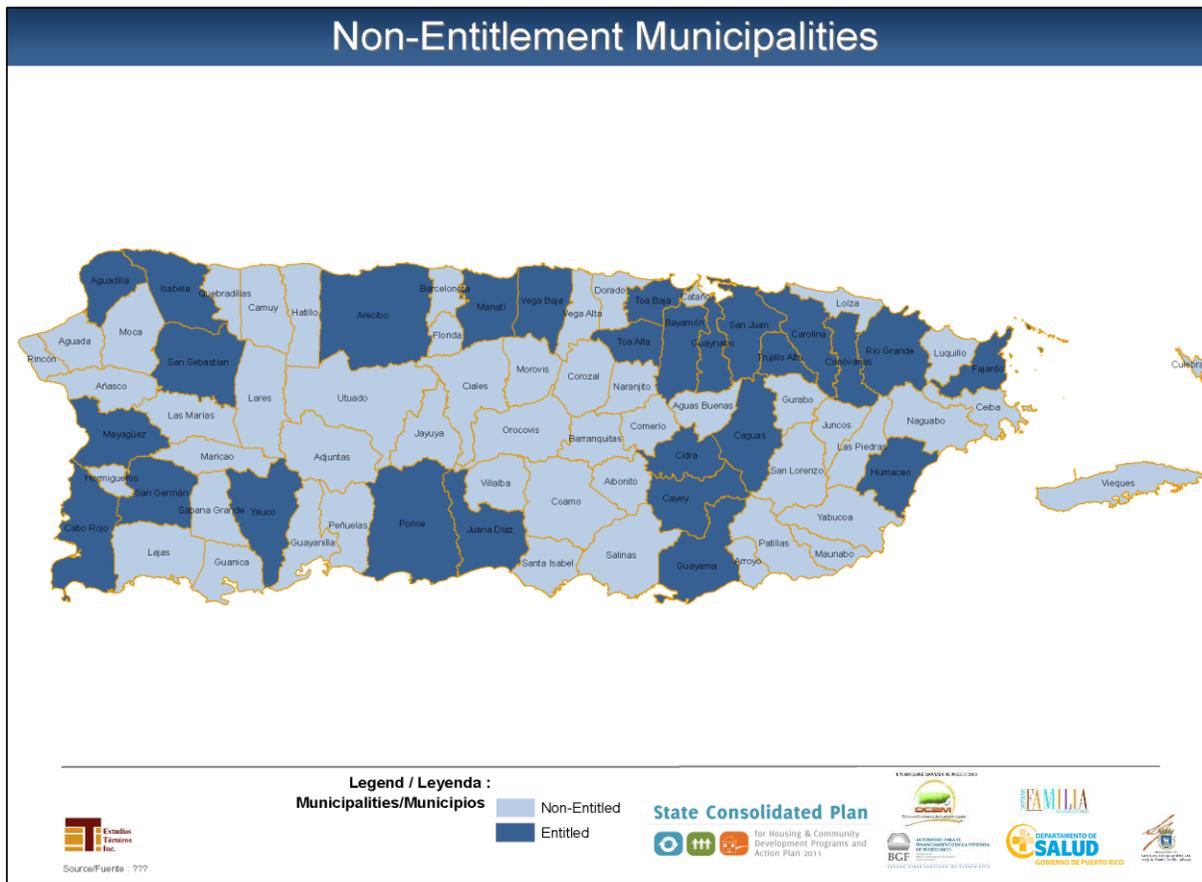
The HOPWA funds were allocated to the Municipality of San Juan (Sponsor) for its distribution to other sub recipients. For the Program Year 2013-2014, the Municipality of San Juan had as available funds the amount of \$2,817,180.83. A total of \$1,693,542.00 was available from the annual allocation and \$1,123,638.83 was available from previous years. The following table shows the distribution of funds by activity:

HOPWA ALLOCATION OF FUNDS BY ACTIVITIES		
Activity	Description/Location	Allocation
Administration	For the grantee administrative costs of the HOPWA program.	\$50,806.26
	For the City of San Juan administrative costs of the HOPWA program.	\$114,991.50
Tenant Based Rental Assistance	To undertake HOPWA eligible rental assistance	\$898,547.00
Short-Term Rental Mortgage and Utility	To provide short-term rent, mortgage, and utility payments to eligible individuals for a maximum of 21 weeks of assistance in a 52 week period.	\$56,511.60
Housing Activities Sub recipients	To undertake HOPWA eligible housing related activities	\$1,199,824.07
Supportive Services and other eligible activities	To provide grants to be used for supportive services and operational expenses.	\$496,500.40
		\$2,817,180.83

GEOGRAPHIC DISTRIBUTION

CDBG Program Geographic Distribution

The following figure presents the location of the 51 non-entitlement municipalities of Puerto Rico that we could classify as targeted areas within the non-entitlement municipalities.



For PY 2013, the amount of \$17,955,000 was distributed among the 51 non-entitlements as Basic Grant, \$8,604,625.16 as Basic Grant II, and \$400,000 for Emergency Funds. State Act Num. 50, approved on January 30, 2004, allows a 15% markup to funds allocated to the offshore municipalities of Vieques and Culebra.

The following table presents the allocation of funds by geographic distribution.

**CDBG Program
Geographic Distribution
Program Year 2013**

MUNICIPALITY	BASIC GRANT	BASIC GRANT II	EMERGENCY FUNDS	TOTAL FUNDS
ADJUNTAS	\$350,000.00	\$167,731.48		\$517,731.48
AGUADA	\$350,000.00	\$167,731.48		\$517,731.48
AGUAS BUENAS	\$350,000.00	\$167,731.48		\$517,731.48
AIBONITO	\$350,000.00	\$167,731.48		\$517,731.48
AÑASCO	\$350,000.00	\$167,731.48	\$100,000.00	\$617,731.48
ARROYO	\$350,000.00	\$167,731.48		\$517,731.48
BARCELONETA	\$350,000.00	\$167,731.48		\$517,731.48
BARRANQUITAS	\$350,000.00	\$167,731.48		\$517,731.48
CAMUY	\$350,000.00	\$167,731.48		\$517,731.48
CATAÑO	\$350,000.00	\$167,731.48		\$517,731.48
CEIBA	\$350,000.00	\$167,731.48	\$100,000.00	\$617,731.48
CIALES	\$350,000.00	\$167,731.48	\$100,000.00	\$617,731.48
COAMO	\$350,000.00	\$167,731.48		\$517,731.48
COMERIO	\$350,000.00	\$167,731.48		\$517,731.48
COROZAL	\$350,000.00	\$167,731.48		\$517,731.48
CULEBRA	\$402,500.00	\$192,891.32		\$595,391.32
DORADO	\$350,000.00	\$167,731.48		\$517,731.48
FLORIDA	\$350,000.00	\$167,731.48		\$517,731.48
GUANICA	\$350,000.00	\$167,731.48		\$517,731.48
GUAYANILLA	\$350,000.00	\$167,731.48		\$517,731.48
GURABO	\$350,000.00	\$167,731.48		\$517,731.48
HATILLO	\$350,000.00	\$167,731.48		\$517,731.48
HORMIGUEROS	\$350,000.00	\$167,731.48		\$517,731.48
JAYUYA	\$350,000.00	\$167,731.48		\$517,731.48
JUNCOS	\$350,000.00	\$167,731.48		\$517,731.48
LAJAS	\$350,000.00	\$167,731.48		\$517,731.48
LARES	\$350,000.00	\$167,731.48		\$517,731.48
LAS MARIAS	\$350,000.00	\$167,731.48		\$517,731.48
LAS PIEDRAS	\$350,000.00	\$167,731.48		\$517,731.48
LOIZA	\$350,000.00	\$167,731.48		\$517,731.48
LUQUILLO	\$350,000.00	\$167,731.48		\$517,731.48

MUNICIPALITY	BASIC GRANT	BASIC GRANT II	EMERGENCY FUNDS	TOTAL FUNDS
MARICAO	\$350,000.00	\$167,731.48		\$517,731.48
MAUNABO	\$350,000.00	\$167,731.48		\$517,731.48
MOCA	\$350,000.00	\$167,731.48		\$517,731.48
MOROVIS	\$350,000.00	\$167,731.48		\$517,731.48
NAGUABO	\$350,000.00	\$167,731.48		\$517,731.48
NARANJITO	\$350,000.00	\$167,731.48		\$517,731.48
OROCOVIS	\$350,000.00	\$167,731.48		\$517,731.48
PATILLAS	\$350,000.00	\$167,731.48		\$517,731.48
PEÑUELAS	\$350,000.00	\$167,731.48		\$517,731.48
QUEBRADILLAS	\$350,000.00	\$167,731.48		\$517,731.48
RINCÓN	\$350,000.00	\$167,731.48		\$517,731.48
SABANA GRANDE	\$350,000.00	\$167,731.48		\$517,731.48
SALINAS	\$350,000.00	\$167,731.48		\$517,731.48
SAN LORENZO	\$350,000.00	\$167,731.48		\$517,731.48
SANTA ISABEL	\$350,000.00	\$167,731.48		\$517,731.48
UTUADO	\$350,000.00	\$167,731.48		\$517,731.48
VEGA ALTA	\$350,000.00	\$167,731.48		\$517,731.48
VIEQUES	\$402,500.00	\$192,891.32		\$595,391.32
VILLALBA	\$350,000.00	\$167,731.48		\$517,731.48
YABUCOA	\$350,000.00	\$167,731.48		\$517,731.48
Non-awarded			\$100,000.00	\$100,000.00
TOTAL	\$17,955,000.00	\$8,604,625.16	\$400,000.00	\$26,959,625.16

ESG Program Geographic Distribution

ESG program funds are distributed through a competitive process. Thus the ultimate geographic distribution of the assistance cannot be predicted.

For the last three years, the Department of the Family has been promoting and encouraging participation of recipients in different activities. Many changes resulted from meetings where representatives of the Organizations raised the needs and concerns of the homeless population. Also, the Department has been evaluating and analyzing data from the Point in Time Surveys and other sources of information. It is highly important to notice that, although both Surveys utilized different methodologies, they both raised similar results. For instance, the 2011 Survey showed that most homeless persons are chronically homeless and living on the streets, have a special need, and are not receiving services that promote independent living and self-sufficiency. This data, along with the input from representatives of the Coalitions, leads our efforts for Program Year 2013.

HOPWA Program Geographic Distribution

HOPWA funds were available for municipalities and nonprofit organizations Statewide. Those organizations and Municipalities in the PREMSA have priority over those located in the San Juan EMSA. Funds were distributed using a competition process described in a Request for Proposals. The Municipality of San Juan selected sub recipients from municipalities, faith-based, and other community based organizations that provide services to the HIV/AIDS populations. The following are the sub recipients funded during program year 2013:

Puerto Rico State - HOPWA Program		
2013-2014 Distribution of Funds		
Organization	Eligible Category	Allocation
Grantee Administrative Costs - 2013	ADM - DOH	\$50,806.26
MSJ Project Sponsor Administrative Costs - 2013	ADM - MSJ	\$114,991.50
Bill's Kitchen - Supportive Services - 2013	SS Only	\$200,000.00
Casa del Pelegrino - Supportive Services - 2013	SS with Housing	\$41,700.00
Casa del Pelegrino - Transitional Housing - 2013	Housing with SS	\$97,300.00
Casa del Peregrino - Day Care - 2013	SS Only	\$139,000.00
Casa Ismael - 2013	Housing	\$70,874.07
Casa Joven - Supportive Services - 2013	SS with Housing	\$43,450.00
Casa Joven - Transitional Housing - 2013	Housing with SS	\$101,500.00
Coalition Pro-Homeless - Supportive Services - 2013	SS with Housing	\$45,000.00
Coalition Pro-Homeless - Transitional Housing - 2013	Housing with SS	\$105,000.00
Fundacion UPENS - Supportive Services - 2013	SS with Housing	\$27,000.00

Puerto Rico State - HOPWA Program		
2013-2014 Distribution of Funds		
Organization	Eligible Category	Allocation
Fundacion UPENS - Transitional Housing - 2013	Housing with SS	\$63,000.00
FUNDESCO - Supportive Services - 2013	SS Only	\$48,012.00
Hogar Crea - Fajardo - Supportive Services - 2013	SS with Housing	\$45,000.00
Hogar Crea - Fajardo - Transitional Housing - 2013	Housing with SS	\$105,000.00
Hogar Crea - Mayaguez - Supportive Services - 2013	SS with Housing	\$37,500.00
Hogar Crea - Mayaguez - Transitional Housing - 2013	Housing with SS	\$87,500.00
Hogar Fortaleza - Day Care - Supportive Services - 2013	SS only	\$76,000.00
Hogar Fortaleza - Housing - 2013	Housing with SS	\$147,000.00
Hogar Fortaleza - Supportive Services - 2013	SS with Housing	\$63,000.00
Instituto Pre-Vocacional - STRMU -2013	STRMU	\$56,511.60
Instituto Pre-Vocacional - Supportive Services - 2013	SS Only	\$33,488.40
La Perla - Bayamon - Supportive Services - 2013	SS with Housing	\$36,000.00
La Perla - Bayamon - Transitional Housing - 2013	Housing with SS	\$84,000.00
Municipio de Fajardo - Delivery Costs - 2013	DELIVERY COST	\$3,934.00
Municipio de Fajardo - TBRA - 2013	TBRA	\$98,340.00
Municipio de Hormigueros - Delivery Costs - 2013	DELIVERY COST	\$4,337.00
Municipio de Hormigueros - TBRA - 2013	TBRA	\$108,408.00
Municipio de Isabela - Delivery Costs - 2013	DELIVERY COST	\$1,307.00
Municipio de Isabela - TBRA - 2013	TBRA	\$32,676.00
Municipio de Jayuya - Delivery Costs - 2013	DELIVERY COST	\$887.00
Municipio de Jayuya - TBRA - 2013	TBRA	\$22,188.00
Municipio de Juana Diaz - Delivery Costs - 2013	DELIVERY COST	\$4,997.00
Municipio de Juana Diaz - TBRA - 2013	TBRA	\$124,920.00
Municipio de Mayaguez - Delivery Costs - 2013	DELIVERY COST	\$7,124.00
Municipio de Mayaguez - TBRA - 2013	TBRA	\$178,092.00
Municipio de Ponce - Delivery Costs - 2013	DELIVERY COST	\$5,606.00
Municipio de Ponce - TBRA - 2013	TBRA	\$140,172.00
Municipio de San German - Delivery Costs - 2013	DELIVERY COST	\$2,452.00
Municipio de San German - TBRA - 2013	TBRA	\$61,308.00
Municipio de Yauco - Delivery Costs - 2013	DELIVERY COST	\$3,915.00
Municipio de Yauco - TBRA - 2013	TBRA	\$97,884.00
		\$2,817,180.83

HOME Program Geographic Distribution

The HOME allocation for PY 201 was distributed to benefit low income families in compliance with 24 CFR 92.203 (a), that Commonwealths “*The HOME program has income targeting requirements for the HOME program and for HOME projects. Therefore, the participating jurisdiction must determine each family is income eligible by determining the family’s annual income.*”

This requirement opens the geographical area of the Commonwealth of Puerto Rico’s 78 municipalities that could be served with the Commonwealth HOME Program. The PRHFA recognizes that the Municipalities of Aguadilla, Arecibo, Bayamón, Caguas, Carolina, Guaynabo, Mayagüez, Ponce, San Juan, Toa Baja, and Trujillo Alto are local PJs on their own, and that the program could complement any eligible request made from these municipalities in order to further the strategic objectives set forth by the PRHFA.

The geographic distribution and location (by municipality) of expenditures (draws) is outlined in the next table:

DISBURSEMENTS BY MUNICIPALITIES AND HOUSING UNITS IN PY 2013

Single Family Homeowner Rehabilitation/ New Construction

Municipality	Units	Amount
Aibonito	1	\$6,787.82
Arroyo	1	\$7,049.94
Barceloneta	3	\$34,385.30
Cabo Rojo	1	\$2,529.60
Cidra	1	\$14,310.49
Dorado	1	\$2,499.00
Guanica	1	\$37,011.50
Juncos	2	\$18,214.49
Las Piedras	1	\$8,050.00
Naguabo	1	\$34,497.59
Rio Grande	1	\$7,619.39
San Juan	1	\$40,617.90
San Lorenzo	1	\$15,866.50
Total	16	\$229,439.52

Multifamily Homeowner (For Sale)

Municipality	Units	Amount
San Sebastian	29	\$102,316.11
Total	29	\$102,316.11

Multifamily Rental

Municipality	Units	Amount
Adjuntas	61	\$971,353.10
Añasco	75	\$1,036,548.51
Bayamon	82	\$105,833.08
Juana Diaz	4	\$62,281.40
San Juan	92	\$1,236,521.05
Total	314	\$3,412,537.14

Homebuyers Assistance

Municipality	Units	Amount
Aguada	1	\$24,242.14
Humacao	2	\$90,000.00
Jayuya	1	\$21,578.14
Manati	2	\$66,000.00
Maunabo	1	\$12,000.00
Naguabo	2	\$62,580.00
Rio Grande	1	\$45,000.00
San Lorenzo	4	\$165,000.00
Total	14	\$486,400.28

SELF-EVALUATION

All four programs developed a procedure for gathering information to determine how well programs and projects are meeting needs, and then using that information to improve performance and better target resources. Each program has established the methodology to measure the efficiency with which a grantee undertakes their activities and to measure the program impact that reflect the extent to which those activities yield the desired outcomes in the community or in the lives of persons assisted.

CDBG Self Evaluation

To pursue the primary statutory objective of the CDBG Program to develop viable communities by providing decent housing and suitable living environment and by expanding economic opportunities the following accomplishments were met during fiscal year 2013-2014 with the funds of the program years 2008 to 2013:

As part of the strategy to provide decent affordable housing, OCMA continues assist the Housing Rehabilitation Program. A total of 759 housing units were rehabilitated that benefit 1,980 low and moderate income households.

In terms of providing affordable housing the number of homebuyers that received assistance for down payment and closing cost increased significantly. Twenty three (23) low and moderate income families have already received assistance under the "Homeownership Program". A total of \$83,729.34 has been granted during this fiscal year.

Also, HUD has been allocated \$12,000,000 to be administered by OCMA for the Disaster Recovery Enhancement Fund (DREF). The aim of the additional allocation is to further meet the outstanding recovery needs of the State resulting from Tropical Storm Kyle. These funds were distributed through a competitive process to 16 municipalities for housing acquisition, or new housing construction activities.

Various municipalities have formally requested a revision to the maximum this is allowed under buyout program established for DREF. Due to changes in the housing market, OCMA is revising the caps for each activity under DREF. On June 19, 2013 the Action Plan was amended in order to increasing the limit to invest of \$90,000 to \$125,000 per home unit. The previous caps established for acquisition, demolition, rehabilitation, construction and project delivery costs are eliminated. This will allow municipalities to have a greater flexibility on they manage and develop their projects. As of June 30, 2014 a total of \$3,095,190.06 has been disbursed. At present seven (7) dwelling were acquired and seven (7) was demolished.

The investment in affordable housing benefits low and moderate households preserving the quality of the existing affordable housing stock, assisting additional household becoming homeowners and enhancing the understanding of fair housing laws, through outreach and education.

Otherwise, with the purpose of assisting in the redevelopment of abandoned and foreclosed homes, under NSP1 have been rehabilitated 66 housing units and 59 housing units were constructed. A total of 31 housing units have been sold. In regards to the four (4) public facilities activities under NSP1, the constructions and rehabilitation of the building to provide health services is in the final phase of construction. The construction of the five small plazas and three “pocket” parking lots, construction of the community center and parking lot, and the construction of the passive community park are completed. OCAM complied with the expenditure deadline of 100% of the allocated funds under NSP1. The total program income generated to date is \$1,870,624.00. The municipalities kept working on the marketing and sales process.

In order to supplement and strengthen previous stabilization efforts, \$5,000,000 was allocated for Neighborhood Stabilization Program 3 (NSP3). These funds were distributed, also through a competitive process, among NSP1 municipalities for acquisition, rehabilitation, redevelopment, new construction and resale of vacant or foreclosed residential properties in the potential target areas. The closing of the program was executed on March 17, 2014, and we successfully met the expenditure goal. After March’s closing, the municipalities have been finishing their projects and focused on the sales phase.

In order to improve the quality of public services rendered to low and moderate income persons and those with special needs we attended multiple activities for the purpose of create suitable living environment:

- A total of 1,611 senior citizens received the direct benefit for home care services.
- A total of 1,098 low and moderate income persons received the benefit for community’s services, and health care services.
- The activities to attend educational needs were benefited 1,039 youth and children.

Community development activities for the purpose of creating suitable living environment are divided in two mayor categories: Public Facilities and Public Improvements to the municipal infrastructure.

- In regard to the public facilities 42 projects were completed for the construction or rehabilitation of; parks and recreational areas, neighborhood facilities, libraries and cemetery improvements. A total of 42,640 low and moderate income persons received the direct benefit.
- In regard to the public improvements activities 105 projects were completed for pavement of gravel streets, solid waste, the installation of curbs, gutters and sidewalks, water and sewer lines, and flood and drainage. A total of 166,446 low and moderate income persons received the direct benefit.
- Regarding public improvement activities under Disaster Recovery 2008, eight (8) projects were completed for repavement of gravel roads and reconstruction of retaining wall. These projects impact approximately 51,728 low and moderate persons.

To alleviate or resolve serious priority threats, to health and/or safety that require immediate action the State has established an Emergency Fund. This category is aimed to provide solution or to alleviate problems of urgent need that were not present at the time of the regular grant application process. OCMA assigned

\$400,000.00 to four (4) municipalities during this fiscal year. Activities developed range from housing rehabilitation, road reconstruction, and bridge reconstruction, among others.

To support the Economic Development Initiative a total of \$1,071,883.00 has been allocated for *Commercial Rehabilitation*. The source of fund is a 2003 carry-over fund allocated for Public Facilities that has not been expended by the municipalities. The objective of the activity is to provide funding for the rehabilitation or installation of publicly owned property to create commercial space to be used to foster the development of small business and microenterprises. At present eight (8) public facilities for commercial purposes were completed and three (3) commercial facilities are underway. The other three (3) facilities are pending to complete the environmental permits to begin the activity.

On the other hand, the 2009 and 2010 Action Plans were amendment to reallocate the Small Business Loan Program and the Reimbursement of Interest Program for a new initiative of “recoverable grants”, instead of the previous activities. The activities to be eligible to receive assistance for recoverable grants include *Microenterprise Assistance Program* and *Special Economic Development Program* for Small Businesses in order to incentivize self-employment and to promote new and existing small businesses in the municipality’s jurisdiction. Our specialists are still evaluating proposals and clearing up findings. Some municipalities have completed the entire process of evaluation and are already searching for beneficiaries. On the other hand, we have worked arduously with the contractual extensions, between OCMA and the municipalities, to ensure their compliance with the requirements of the program.

To aid local governments to develop activities in a timely manner, aggressive efforts have been developed to promote expenditures at a higher rate. In order to increase the timeliness use of CDBG funds for program years 2009 and 2010, OCMA has notified the municipalities by “Informative Circular” 2013-29 and 2014-12, respectively, with specific information related the scheduled established to receive the amendments, last day of compliance with the activities included and the expected final date of funds expenditure. After this, OCMA will start a Recapture Funds Plan to complete the expenditure of funds for these program years.

The State understands that monitoring the annual activities must be carried out regularly to ensure that statutory and regulatory requirements are met. To achieve this effort the state performed monitoring site visit for the following programs: CDBG to 38 municipalities, CDBG-R to 3 municipalities, DR 2008 to 6 municipalities, and NSP to 11 municipalities. On the other hand, 69 Single Audit Reports were reviewed during this fiscal year.

CDBG Performance Measurement

OCMA has taken proper actions over the municipalities to enforce the compliance with their performance measurement report. Each non-entitlement municipalities will be submitting their individual Performance Measurement Report at the end of each fiscal year. The OCMA’s Performance Measurement System is organized around the four types of activities funded with the State CDBG Program: Housing, Economic

Development, Public Services and Public Facilities. The outcomes statement is constructed using the objectives and outcomes recommended by HUD describe as follow:

OBJECTIVE	OUTCOME
National objective LMA, LMC and URG are related to this objective	
SL-1 Suitable Living Environment	Availability/Accessibility
SL-2 Suitable Living Environment	Affordability
SL-3 Suitable Living Environment	Sustainability
National objective LMH is related to this objective	
DH-1 Decent Housing	Availability/Accessibility
DH-2 Decent Housing	Affordability
DH-3 Decent Housing	Sustainability
National objective LMJ is related to this objective	
EO-1 Creating Economic Opportunity	Availability/Accessibility
EO-2 Creating Economic Opportunity	Affordability
EO-3 Creating Economic Opportunity	Sustainability

To complete the performance measurement system OCMA selected the following specific indicator:

- Direct financial assistance to homebuyers
- Owner occupied units rehabilitated
- Jobs created
- Job retained
- Business providing goods and services
- Public Services
- Public facilities and infrastructure

The correlation of the objective and outcome produces an outcome statement that allow OCMA report the benefits of the State CDBG Program including type of activity, outcome statement, specific indicator and activity classification by matrix codes, according the description of the activity reported. The Summary of Specific Annual Objectives (State Table 3A) arranged by Outcome/Objectives, Performance Indicators and Activity Description is providing in the table in next page.

CDBG - SUMMARY OF SPECIFIC ANNUAL OBJECTIVES

Specific Obj. #	Outcome/Objective Specific Annual Objective	Performance Indicators	Program Year	Expected Number	Actual Number	Per cent Completed
DH-2 AFFORDABILITY OF DECENT HOUSING						
DH-2.1	Down payment and closing assistance for acquisition and existing housing for low income homeownership. MC# 13	Direct financial assistance to homebuyers.	2010	50	51	102%
			2011	50	41	82%
			2012	75	14	19%
			2013	75	23	0%
			2014	100		0%
			MULTI-YEAR GOAL			350
DH-2.2	Homeowner rehabilitation of housing units from substandard conditions. MC# 14	Owner occupied units rehabilitated.	2010	500	773	155%
			2011	550	1,293	235%
			2012	600	2,051	342%
			2013	650	759	0%
			2014	700		0%
			MULTI-YEAR GOAL			3,000
EO-1 AVAILABILITY/ACCESSIBILITY OF ECONOMIC OPPORTUNITY						
EO-1.2	Low/mod limited clientele Microenterprise development MC# 18C	People	2010	15	0	0%
			2011	20	0	0%
			2012	25	0	0%
			2013	30	0	0%
			2014	35		0%
			MULTI-YEAR GOAL			125
SL-1 AVAILABILITY/ACCESSIBILITY OF SUITABLE LIVING ENVIRONMENT						
SL-1.1	Senior citizen assisted. MN #05A	People	2010	1,250	2,377	190%
			2011	1,500	1,867	124%
			2012	1,750	1,946	111%
			2013	2,000	1,611	81%
			2014	2,250		%
			MULTI-YEAR GOAL			8,750
SL-1.2	Youth services assisted. MC# 05D	People	2010	1,500	1,077	72%
			2011	1,750	1,355	77%
			2012	2,000	1,558	78%
			2013	2,250	1,039	46%
			2014	4,500		0%
			MULTI-YEAR GOAL			10,000
SL-1.3	Persons assisted with health services. MC# 05M	People	2010	250	507	203%
			2011	500	1,305	261%
			2012	750	1,169	156%
			2013	1,000	632	63%
			2014	1,250		0%
			MULTI-YEAR GOAL			3,750
SL-1.4	Persons for which access to new or improved senior centers were provided. MC# 03A	People	2010	250	922	369%
			2011	500	187	37%
			2012	750	0	0%
			2013	1,000	0	0%
			2014	1,250		0%
			MULTI-YEAR GOAL			3,750

Specific Obj. #	Outcome/Objective Specific Annual Objective	Performance Indicators	Program Year	Expected Number	Actual Number	Per cent Completed
SL-3 SUSTAINABILITY OF SUITABLE LIVING ENVIRONMENT						
SL-3.1	Persons for which access to acquisition of real property were provided. MC# 01	Public Facilities	2010	15,000	0	0%
			2011	15,000	0	0%
			2012	15,000	0	0%
			2013	15,000	0	0%
			2014	15,000		0%
		MULTI-YEAR GOAL			75,000	0
SL-3.2	Persons assisted with general public services. MC# 05	Public Services	2010	1,000	393	39%
			2011	2,000	806	40%
			2012	3,000	128	4%
			2013	4,000	316	8%
			2014	5,000		0%
		MULTI-YEAR GOAL			15,000	1,643
SL-3.3	Persons assisted with crime awareness services. MC# 05I	People	2010	15,000	47,229	315%
			2011	20,000	16,128	81%
			2012	25,000	27,399	110%
			2013	30,000	0	0%
			2014	35,000		0%
		MULTI-YEAR GOAL			125,000	90,756
SL-3.4	Persons for which access to a new or improved public facilities were provided. MC# 03	People	2010	35,000	226,003	646%
			2011	40,000	31,970	80%
			2012	45,000	28,849	64%
			2013	50,000	836	2%
			2014	55,000		0%
		MULTI-YEAR GOAL			225,000	287,658
SL-3.5	Persons for which access to improvements were provided. MC# 03	People	2010	35,000	25,040	72%
			2011	40,000	5,666	14%
			2012	45,000	3,297	0%
			2013	50,000	0	2%
			2014	55,000		0%
		MULTI-YEAR GOAL			225,000	34,003
SL-3.6	Persons for which access to a new or improved neighborhood facilities were provided. MC# 03E	Public Facilities	2010	16,000	17,211	108%
			2011	17,000	2,617	15%
			2012	18,000	3,273	18%
			2013	19,000	5,450	29%
			2014	20,000		0%
		MULTI-YEAR GOAL			90,000	28,551
SL-3.7	Persons for which access to a new or improved parks and recreational facilities were provided. MC# 03F	Public Facilities	2010	125,000	277,433	222%
			2011	150,000	109,145	73%
			2012	175,000	57,432	33%
			2013	200,000	36,314	18%
			2014	225,000		0%
		MULTI-YEAR GOAL			875,000	480,324

Specific Obj. #	Outcome/Objective Specific Annual Objective	Performance Indicators	Program Year	Expected Number	Actual Number	Per cent Completed
SL-3.8	Persons for which access to new or improved parking facilities were provided. MC# 03G	Public Facilities	2010	5,000	12,629	253%
			2011	5,000	11,750	235%
			2012	5,000	0	0%
			2013	5,000	0	0%
			2014	5,000		0%
		MULTI-YEAR GOAL			25,000	24,379
SL-3.9	Persons for which access to new or improved solid waste were provided. MC# 03H	Public Facilities	2010	25,000	13,203	53%
			2011	25,000	0	0%
			2012	25,000	0	0%
			2013	25,000		0%
			2014	25,000		0%
		MULTI-YEAR GOAL			125,000	13,203
SL-3.10	Persons for which access to new or improved flood drain facilities were provided. (MC # 03I)	People	2010	5,000	12,488	250%
			2011	6,000	0	0%
			2012	7,000	6,474	92%
			2013	8,000	2,696	34%
			2014	9,000		0%
		MULTI-YEAR GOAL			35,000	21,658
SL-3.11	Persons for which access to new or improved water/sewer facilities were provided. MC# 03J	People	2010	5,000	11,596	232%
			2011	6,000	9,533	159%
			2012	7,000	0	0%
			2013	8,000	9,230	115%
			2014	9,000		0%
		MULTI-YEAR GOAL			35,000	30,359
SL-3.12	Persons for which access to new or improved street facilities were provided. (MC # 03K)	People	2010	300,000	420,204	140%
			2011	325,000	182,271	56%
			2012	350,000	198,696	57%
			2013	375,000	140,243	37%
			2014	400,000		0%
		MULTI-YEAR GOAL			1,750,000	933,016
SL-3.13	Persons for which access to new or improved sidewalks facilities were provided. MC# 03L	People	2010	5,000	5,394	108%
			2011	6,000	8,187	136%
			2012	7,000	5,159	74%
			2013	8,000	14,377	180%
			2014	9,000		0%
		MULTI-YEAR GOAL			35,000	33,117

ESG Self Evaluation

The DF administered the ESG Program with allocated funds of FY 2013, FY 2012, FY 2011 and reallocated funds FY 2010. Funds were distributed to non-profit Organizations and Municipalities to provide street outreach, emergency shelter and essential services to the homeless, as well as prevention and rapid re-housing services for persons at risk of becoming homeless in compliance with strategies stated in the Consolidated Action Plan. Individuals with special needs such as substance abuse, other disabilities, severe mentally ill and victims of domestic violence were mostly benefited.

For Fiscal Year (FY) 2013, the total grant amount was \$3,450,602.00. It was distributed to 77 projects in 57 non-profit and faith based organizations and 50 municipalities. The fund allocation was distributed as follows: \$332,000.00 for Street Outreach, \$1,167,651.00 for Emergency Shelter, \$1,606,759.00 for Prevention and Rapid Re-housing activities, \$85,400.00 to Homeless Management Information Systems and \$258,792.00 for Program Administration costs. Since FY2012 contracts signing were delayed, FY2013 operated the first semester with FY2012 funds and the second semester with 2013 funds. FY2012 included \$1,549,344.04 a second redistribution from 2011 and \$614,752.82 and reallocated funds from 2010. Finally, \$638,694.94 additional funds from year 2010 were distributed for operational services for emergency and transitional shelters.

ESG Performance Measurement

The DF is committed with ESG objectives of provide decent, affordable housing options for individuals and families at risk of homelessness or to those that are already homeless. The ESGP was fund homelessness prevention activities as well as rapid rehousing activities in order to alleviate potential homelessness and provide low income households with the services necessary to build housing stability.

Provide a suitable living environment for homeless individuals and families. ESG was fund and a wide range of emergency and transitional shelter programs for homeless persons as well as related services to alleviate homelessness and provide households with the support services necessary to build self-sufficiency.

The model performance measurement system established by the State ESG Program is show in following table.

ESG - SUMMARY OF SPECIFIC ANNUAL OBJECTIVES

Specific Obj. #	Outcome / Objective Specific Annual Objective	Sources of Funds	Performance Indicators	Program Year	Expected Number	Actual Number	Percent Completed
DH-1	Availability/Accessibility of Decent Housing						
DH-1.1	1.1.1 Provide street outreach, supportive services and emergency shelter to an estimated of 11,000 homeless persons.	ESG	Street Outreach and Emergency Shelter	2010	11,000	15,775	143%
				2011	11,000	13,610	124%
				2012	11,000	4,140	38%
				2013	8,300	3,936	47%
				2014	11,000		
MULTI-YEAR GOAL					52,300	37,461	71%
DH-2	Affordability/Decent Housing						
DH-2.1	2.1.1 Provide Homeless Prevention/Rapid Rehousing assistance to an estimated of 1,400 non-homeless households.	ESG	Homeless Prevention and Rapid Rehousing	2010	1,400	3,697	264%
				2011	1,400	2,201	157%
				2012	1,400	1,494	107%
				2013	1,400	5,335	182%
				2014	1,400		
MULTI-YEAR GOAL					7,000	12,727	182%

HOME Self Evaluation

During this reporting period the PRHFA supported the following programs: Construction of Affordable Housing for Homeownership, Construction and Rehabilitation of Rental Housing for Very Low Income Tenants, Acquisition of Existing Housing for Low Income Homeownership, Homeowner Rehabilitation, and The Development of Affordable Housing through the Participation of the Community Housing Development Organizations. The following outcomes summarize the accomplishment for PY 2013:

- Homeownership opportunities were granted to 36 homebuyers that received a direct subsidy from the HOME Program for down payment and closing costs. Such assistance allowed homebuyers to meet their mortgage payments and thus provided decent affordable housing in the community.
- Seven projects offered a combined total of 395 rental units in the municipalities of Adjuntas, Añasco, Bayamon, Juana Diaz, Maunabo, San German and San Juan.
- Homeowner rehabilitation or construction opportunities were granted to 7 low income homeowners in order to meet the property standards set forth by the HOME Program. These Homeowner activities provided decent affordable housing in the community.

HOME Performance Measurement

The following table provides a statistical presentation of the accomplishments and performance met by the HOME Program during the PY 2013 in terms of the annuals goals established in the Action Plan.

Performance Indicators	Specific Objective #	Class	Exp	Act	%
Homebuyer New Construction	2.2.1	3661	0	29	0.00%
Homebuyer Assistance	2.2.2	3666	50	36	72%
Rental Activity	2.2.3	3663	180	311	173%
CHDO Set Aside Rental	2.2.5	3664	25	84	336%
CHDO Set Aside Homeownership	2.2.4	3664	13	0	0.00%
Homeowner Activity	2.2.6	3668	0	7	0.00%
Total			268	467	175%

HOPWA Self Evaluation

The Municipality of San Juan as administrator of the program was responsible for overseeing compliance with regulations, policies and procedures for the HOWPA program. This included program development planning (Action Plan), RFP and contract management, fiscal and performance evaluation, and annual reporting so that the attainment of long-range and annual goals and objectives is ensured.

The HOPWA Program funds were allocated to a total of twenty-one (21) entities, among Municipalities and Nonprofit Organizations, to provide eligible housing and supportive services to HIV/AIDS population and their families. The allocated funds were distributed using a competition process promoted through a Request for Proposals (RFP) process undertaken by the City of San Juan. The Municipality of San Juan had an outstanding performance during the reported program year, achieving all of the goals and objective established in the Annual Action Plan. As part of the goals achieved we can described:

- Execution of grant agreement with sub-recipients,
- Improvement in the reimbursement process to sub-recipients,
- Continued with the State Government joint agreement to prepare and submit to HUD the HOPWA portion of the Annual Action Plan and CAPER,
- Continued to obtain the Tier 1 level for the HOPWA CAPER Report, which is defined as "having no calculation errors, missing items, or inconsistencies" in the reporting document. This represented the third (3RD) consecutive year achieving this goal.
- The Municipality of San Juan effectively implemented a Monitoring Plan for the HOPWA Program activities, and
- The Municipality of San Juan distributed the 100% of the HOPWA grant.

During FY 2014, all HOPWA sub-recipients provided short-term rent, mortgage and/or utility assistance payments, supportive services, Tenant-Based Rental Assistance, and other eligible activities to persons living with HIV/AIDS and their families to prevent homelessness. Without considering the DS and the Municipality of San Juan expenses, the twenty one (21) sub-recipients used 61% of the funds delegated to undertake the contracted activities by June 30, 2014. HOPWA funds were used to support the following eligible activities:

- Tenant-Based Rental Assistance (TBRA) program: This activity was undertaken by nine (9) Municipalities. A total of \$898,547.00 was allocated to the activity, with \$863,988 used for direct subsidy and \$34,559 used for delivery costs. A total of 102 families benefited from the activity and the total expenses amounted to \$443,385.10.
- Short-Term Rent, Mortgage, and Utilities (STRMU) assistance program: According to data presented by an organization, 50 households were assisted. Seven (7) households received mortgage assistance payments, eleven (11) other households received rental assistance payments, thirty one (31) remaining households received utility assistance only and one (1) household received both rent and utility payments. The amount of funds used for this category was \$40,957.66.
- Supportive Services program: Services were provided to 516 households as follow:
 - Supportive Services provided by sub-recipients that also delivered HOPWA housing subsidy assistance, served a total of 270 households. Funds used for this service amounted to \$253,400.43.

- Supportive Services provided by sub-recipients that only provided supportive services, served a total of 381 households. The amount of funds spent in this type of service was \$336,483.51.

HOPWA Performance Measurement

All the HOPWA activities included in the 2013 Annual Action Plan and undertaken during this program year were consistent with the Priority and Objectives identified in the 2010-2014 Consolidated Plan. The table in next page summarizes the beneficiaries of each of the supported activities and the funds budgeted and expended during the period.

ACTIVITIES FOR THE HOPWA PROGRAM					
Activity	Program	Description/Location	Proposed Goal	Actual Households	Allocation
Administration	HOPWA	For the grantee administrative costs of the HOPWA program.	N/A	N/A	\$50,806.26
	HOPWA	For the City of San Juan administrative costs of the HOPWA program.	N/A	N/A	\$114,991.50
Tenant Based Rental Assistance	HOPWA	To undertake HOPWA eligible Rental Assistance	115	102	\$898,547.00
Short-Term Rent, Mortgage and Utility	HOPWA	Provides short-term rent, mortgage, and utility payments to eligible individuals	100	50	\$56,511.60
Housing Activities Sub recipients	HOPWA	To undertake HOPWA eligible housing related activities	170	270	\$1,199,824.07
Supportive Services and other eligible activities	HOPWA	To provide grants to be used for supportive services and operational expenses.	310	381	\$496,500.40
Total			695	803	\$2,817,180.83