

# COMMONWEALTH OF PUERTO RICO



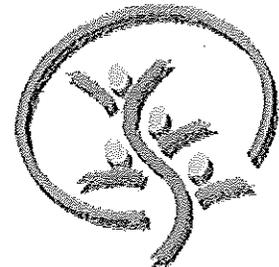
**CDBG**

**HOME**

## CONSOLIDATED PLAN 2005 - 2010 and ACTION PLAN 2005 - 2006

**ESG**

**HOPWA**



Revisado  
y Enviado a Manly  
17/06/05



Oficina del Coordinador de Asuntos Municipales



Oficina del Coordinador de Asuntos Municipales

"La mano amiga de los municipios"

Ldo. Angel M. Castillo Rodríguez  
Comisionado

"La mano amiga de los municipios"

Sra. Maureen Calderón Aler, MBA  
Sub Comisionada

May 16, 2005

Mr. Rubén Rivera  
Acting Director  
Community Planning and  
Development Division  
US Department of Housing  
and Urban Development  
Caribbean Office Region VI  
Administración de Terrenos Building, Room 301  
171 Carlos Chardón Avenue  
San Juan, PR 00918-1804

Dear Mr. Rivera:

On behalf of the Commonwealth of Puerto Rico enclosed, please find the 2005-2010 Consolidated Plan and the State Action Plan 2005-2006 for your review and approval.

The plan provides the continuing efforts, set forth, by the US Department of Housing and Urban Development. It states the distribution of \$75,607,035.00, allocated for CDBG, HOME, ESG and HOPWA Programs.

If you or any members for your staff have any questions concerning the enclosed documentation, please contact my Office at (787) 274-8885.

Cordially yours,

  
Angel M. Castillo Rodríguez, Esq.  
Commissioner

Enclosure: Action Plan (CD)  
Action Plan (Original)

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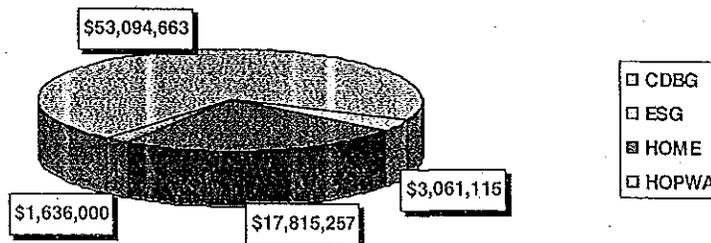
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PUERTO RICO CONSOLIDATED PLAN  
2005-2010

**EXECUTIVE SUMMARY**

The Puerto Rico Consolidated Plan 2005-2010 and the Annual Action Plan 2005-2006 includes Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), Emergency Shelter Grant (ESG), and Home Opportunity Persons with Aids (HOPWA) programs. The lead agency in this Consolidated Plan Strategy is the Office of the Commissioner of Municipal Affairs; and the above mentioned programs are administered by the following agencies:

Municipal Agency	Program	Allocation 2005-2006
Office of the Commissioner of Municipal Affairs	CDBG	\$53,094,663.
Puerto Rico Department of Housing	HOME	17,815,257.
Puerto Rico Department of the Family	ESG	3,061,115.
Puerto Rico Department of Health	HOPWA	1,636,000.



This Five Year Consolidated Plan (2005-2010) presents the needs assessment on housing and homeless, which is the framework of this proposed strategic plan for alleviating the identified problems confronted by low and moderate income persons and other special population groups.

In addition, the Consolidated Plan integrates the government public strategic policy for housing, homeless, and antipoverty strategies of the Governor, Honorable Aníbal Acevedo Vilá, consisting of three main currents, such as economic development, public safety, and education, all tied in with a health program that would enable a better quality of life for all citizens.

It also integrates President Bush's National priorities aimed toward reducing housing problems within minority groups and eradicating homelessness by 2015. Each Program has incorporated to the Plan specific performance measurement as an instrument to determine the level of impact and efficiency of the funds investment.

A broad strategy for citizen participation during the planning of this document provided the needed input and recommendations from different sectors such as: the non-entitlement municipalities, non-profit organizations (faith and community based), government agencies and the private sector. Throughout the Consolidated Plan there is clear evidence of the effectiveness of the strategies carried out to ensure Citizen Participation by the lead agency (OCAM) as well as by each participating agency for each one of the above mentioned programs (CDBG, HOME, ESG and HOPWA). The Citizen Participation became a strong element during the planning process in which non traditional methods were used such as electronic means and regional meetings with services to the hearing impaired population. Also, the distribution of the draft Plan in electronic format and printed versions to different sectors provided the means to have the information the citizens needed; this allowed citizens to submit the opinions, modifications and incorporations of recommendations given during the public comment period.

**The Community Development Grant Program (CDBG)** focuses their funds to non-entitlement (51) municipalities throughout Puerto Rico.

The populations served by these funds fall under the category of low and moderate income persons which consists of no less than fifty-one percent (51%) of the population served. The method of distribution of the CDBG funds is through basic allocation and competitive funds to non entitlement municipalities. The four categories for projects are: Community Development, Economic Development, Housing and Public Service. The following Chart presents the categories of funding and identified needs:

Community Development Identified Priorities and Needs	
Community Development Public Infrastructure Public Facilities	<ul style="list-style-type: none"> <li>▪ Road construction and improvement,</li> <li>▪ Sidewalks,</li> <li>▪ Sewer and water projects</li> <li>▪ Ditch construction</li> <li>▪ Public Facilities: Acquisition of land and/or construction for facilities such as (recreational , parks, parking lots, community centers, centers for the elderly, child care centers, for the homeless, for patients with HIV, for abused persons and health facilities.</li> </ul>
Economic Development	<ul style="list-style-type: none"> <li>▪ Projects that generate income</li> <li>▪ Create or retain employment ( one permanent or two part time for every \$35,000. investment</li> <li>▪ Private sector support</li> </ul>
Housing	<ul style="list-style-type: none"> <li>▪ Moderate rehabilitation of houses</li> <li>▪ Acquisition of land for the construction of social interest housing ( low income families)</li> <li>▪ Construction of infrastructure for future development of social interest housing</li> </ul>
Public Service	<ul style="list-style-type: none"> <li>▪ Security, health, services to the homeless, counseling, prevention, education, energy conservation</li> <li>▪ Municipal Institute of Interactive Education</li> </ul>
Emergency Funds	<ul style="list-style-type: none"> <li>▪ Natural disaster certified by the State Office of Emergency Management</li> </ul>

**The HOME Investment Partnerships Program (HOME Program)**, established under Title II of the Cranston-González National Affordable Housing Act of 1990, was created to expand and to provide decent, safe and affordable housing to low and very-low income families, and to minimize rent burdens and deteriorating housing dwellings. The State HOME Program goals for the 5-Year Housing Strategy (5YHS) are:

1. Strengthen public-private partnerships.
2. Expand the supply of decent, safe, sanitary, and affordable housing, with primary attention for the construction of new homeownership and rental housing, for low-income and very low-income families.

3. Establish minimum non-federal matching investments to complement federal funding in the provision of affordable housing.

In order to achieve these goals, the State HOME Program will use the multilevel service partnership concept for the coordination of federal, state, municipal, and private resources, both human and monetary.

The 5YHS proposes the construction and rehabilitation of sound, safe and affordable housing units, to be provided to low income families, thus increasing the housing stock in Puerto Rico

Homeownership will continue to be the main objective towards the 5YHS, including the first-time homebuyer, offering opportunities for those looking at the existing dwellings available in the housing market. The construction of new affordable housing for sale and rental occupancy will stimulate the housing construction industry, as well as any rehabilitation project presented.

A particular note is made toward the commitment to end chronic homelessness. The State HOME Program will commit 5% of the funds allocated under the Rental Activity for single room occupancy projects, focused to provide permanent housing with supportive services for chronic homelessness. The applications received under this item, will obtain 5 bonus points, as they are presented for evaluation.

**The Emergency Shelter Grant (ESG) Program** provides to the homeless persons basic shelter and essential supportive services. ESG funds can be used for a variety of activities, including:

- Rehabilitation or remodeling of a building to be used as a new shelter
- Operations and maintenance of a facility
- Essential supportive services (i.e., case management, physical and mental health treatment, substance abuse counseling and childcare up to 30% of ESG funds)
- Homeless prevention (up to 30%)
- Grant administration

ESG funds must be matched dollar-for-dollar with non-federal funds or "in-kind" contributions such as the value of donated buildings, supplies and equipment, new staff services, and volunteer time. The objectives of the program are:

- Increase the quantity and quality of emergency shelters and transitional housing facilities for homeless individual and families
- Operate these facilities and provide essential services
- Help prevent homelessness.

The priorities groups established by Puerto Rico include: homeless, drugs and alcohol abusers, HIV/AIDS patients, domestic violence victims, families (single mothers), elderly

## **HOPWA**

HOPWA funds will be allocated by the Puerto Rico Department of Health to for the needs of persons with HIV/AIDS and their families. Its main goals will be:

- Expand housing opportunities and support services for low and very low-income people living with HIV/AIDS (PLWHA) and their families who live outside the San Juan EMSA.
- Continue to provide housing opportunities and support services for low and very low-income people living with HIV/AIDS (PLWHA) and their families who live outside and within the San Juan EMSA
- Improve the quality of services provided to PLWHA.
- Assist non-profit organizations and the municipalities in the development of a performance measurements system.



It is estimated that not more than a third of the Island can be classified as level and undulating. Approximately one fourth consists of steep slopes of 45 degrees or more. Surveys have shown that a large part of the Island's soil is unsuitable for construction development. The costly results of development on inadequate soil are beginning to be seen. Erosion due to poorly planned engineering controls is already showing dangerous effects.

**Natural hazards:** periodic droughts; hurricanes

**Environment current issues:** erosion; occasional drought has caused water levels in reservoirs to drop and has prompted water rationing. Many small rivers and high central mountains ensure land is well watered; south coast relatively dry; fertile coastal plain belt in north.

### **Climate:**

The climate is Tropical Marine with regular temperature (80°F). Puerto Rico enjoys warm and sunny days most of the year. Lightweight clothing is appropriate year-round. In the interior, high grounds the temperature fluctuates between 73°F and 78°F. The winds, which blow from the East, moderate the heat. The north coast gets twice as much rain as the south coast. The dry season is December to March. Annual precipitation in the north is 1.550mm; in the south is 910mm, in coastal regions 101-381 cm (40-150 inches) and in the mountains 508 cm (200 inches).

Puerto Rico is subject to hurricanes of the Caribbean area, although less than Jamaica, Cuba, and the Lesser Antilles. Hurricanes frequently occur between August and October, although the U.S. National Weather Service considers the hurricane season to run from June 1 to November 30. Dozens of hurricanes have been recorded in the island's history, but probably the most destructive was San Ciriaco, which struck on Aug. 8, 1899.

### **Utilities**

The conversion after the 1940's from a predominantly agricultural economy into and industrialized one has demanded a rate of expansion in the production of electric energy much greater than which could be achieved through the development of hydraulic sources. Thus, thermoelectric sources became, and still is, the primary provider of electric power. Puerto Rico uses thermal power plants, run on refined petroleum, to generate most of the Island's electricity. Less than 1% of electricity is generated from hydroelectric technology.

### **Economy**

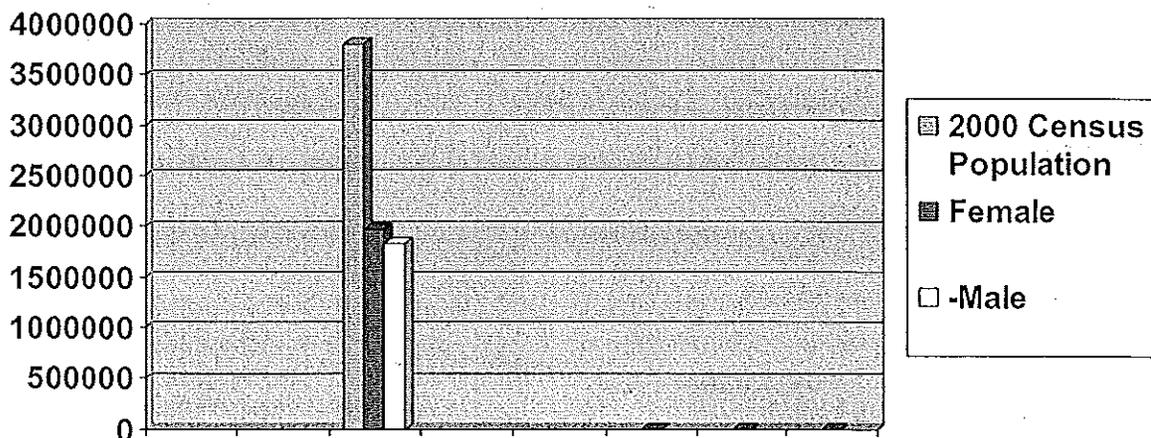
Puerto Rico has one of the most dynamic economies in the Caribbean region. A diverse industrial sector has surpassed agriculture as the main focus of economic activity and income. Tourism has traditionally been an important source of income for the island with estimated arrivals of nearly 5 million tourists per year.

In accordance to A.T. Kearney Management Consultants, 2004, the following are the main conclusion regarding Economy Development:

- Puerto Rico's economy has a strong endowment of human capital and high technology firms – the legacy of dramatic economic development and rising standards of living over the past 50 years
- However, slowing rates of economic growth and persistently high unemployment rates suggest that Puerto Rico's sources of competitive economic advantage have run dry and that the existing economic development model is in need of change
- Among key issues are the economy's heavy reliance on government consumption and personal spending, which act as key drivers of economic performance
- Puerto Rico's export-oriented multinationals are not well-linked to the domestic economy, with locally owned firms small in scale and involved in exports only to a very limited extent
- Looking forward, Puerto Rico needs to boost levels of risk capital funding for new business ideas and improve levels of innovation, including patents and new discoveries

### Population

According to the 2000 Census Bulletin published by the Puerto Rico Planning Board, Puerto Rico's Demographic Profile reveals an increase in the female population to 1,975,033, representing 51.9% of all the population in Puerto Rico which totals 3,808,610. Also, Puerto Rico's population has been steadily changing from rural to urban.



The population growth of approximately 300,000 persons between the Census of 1990 and the Census 2000 pose serious economic and social problems that require the government to concentrate resources among the neediest sectors. Although there has been a reduction in poverty rate; we are confronting problems among the special populations groups such as: homeless, persons with VIH /SIDA, single households and a growing elderly population.

The 2000 Census showed a significant increase in the 79 or more age group. Several factors that have contributed to this transformation are those related to mortality and birth rates, respectively defined as the deaths and life birth for each 100,000 inhabitants, which have been presenting a constant decrease due to great advances in the provision of health care and related services, improvement in nutritional patterns, and suitable life styles, all of which have increased the life expectancy of the population, calculated to be 79 for women and 71.2 for men.

Even though, Puerto Rico has one of the most dynamic economies in the Caribbean region. The Gross National Product (GNP) is of \$47.4 billion, and the per capita income (2003) is of \$12,239 annually. This means that 44.6% of the population is below the poverty level.

#### **Interesting Facts:**

- Due to the high unemployment rate, migration has played a large role in social and economic changes since the 1950s. In the 1950s and 1960s, the government encouraged a massive migration of poor agricultural workers to the east coast of the US to help create a predominantly industrial economy. The number of Puerto Ricans in the US is now about equal to the island's population.
- Puerto Ricans are another immigrant group that has had a significant impact on the economy and culture of New York and all other States since World War II. Several hundred thousand reside in the state, mostly in New York City. After a heavy immigration of Puerto Ricans during the 1950s and early 60's, the growing economic strength of Puerto Rico led to a considerable reduction, with those entering the state being largely offset by those returning to Puerto Rico.
- Some of the best-educated young people leave because of better opportunities and labor conditions on the mainland.
- Statistics show that it has some of the most favorable economic conditions; the gross national product (GNP) is growing much more rapidly than the population, and the GNP per capita is one of the highest in the Caribbean, but in comparison with the United States, Puerto Rico is still below that of the poorest state in the mainland, Mississippi. In 1989, Puerto Rico received 72 times more food stamps than Mississippi, half the island's population currently receives food stamps

## **B. PLAN CONTENTS**

This State Consolidated Plan consists of the information required in Title 24 of the Code of Federal Regulations Parts 91.300 through 91.330, and is submitted in accordance with instructions prescribed by the United States Department of Housing and Urban Development.

## **C. RESPONSIBILITY AND PARTICIPATION**

### **1. Lead Agency**

The Office of the Commissioner of Municipal Affairs is the lead agency charged by Act 81, Autonomous Municipalities Act of 1991, and the Governor of Puerto Rico with the responsibility for overseeing the development of the consolidated plan and the significant aspects of the process by which it was developed.

### **2. Other Agencies Involved**

In fulfilling its primary role as lead agency, the Office of the Commissioner of Municipal Affairs established direction and supervised the processes of organization, identification of needs, collection and processing of information; acted as liaison in the coordination and preparation of the Consolidated Plan through an Interagency Committee constituted of representatives from the Department of the Family, Department of Housing, and Department of Health. This Interagency Committee established priorities and target dates set to address each stage of the Consolidated Plan process. Each of the Departments (Housing, Family and Health) gathered and provided the following information/data:

1. United States Census 2000.
2. CHAS,
3. Agency Strategic Plans 2005-2010 (Department of Housing, Department of Health and Department of the Family),
4. Commonwealth of Puerto Rico Public Policy 2005-2009 by the Office of the Governor; Honorable Aníbal Acevedo Vila.
5. "Study of the One Day Count of Homeless-Puerto Rico, May, 2003" carried out by the Puerto Rico Commission for Implementation of Public Policy on the Homeless,
6. Studies and profiles (internal and external) on the clientele served,
7. Services offered to the clientele.
8. Annual Reports that evidences services offered.

9. Laws approved that impact the clientele.
10. Results of Questionnaires of Needs Assessment (Office of the Commissioner of Municipalities),
11. Alliances with other agencies/organizations.
12. Studies and needs assessment from homeless service providers.
13. Study from Estudios Técnicos "The Housing Demand 2005-2010 Study".
14. CAPER Report

### **3. Consultation with social service agencies and other entities**

Various governmental agencies were consulted as part of the needs assessment process. These agencies offer supportive services to distinct populations, and thus were consulted in order to identify the needs of each population. The following is a list of those agencies and the information provided for this five-year Consolidated Plan:

The *Public Housing Administration* was requested to provide their strategies for identification of lead-based paint in public housing, information on the future activities and strategies for the identification and eradication of lead-based paint, information regarding the needs for public housing, and the activities and programs included within the Comprehensive Grant Program.

The *Planning Board* – provided a copy of the US Census 2000 for Puerto Rico, Demographic Profile for Housing in Puerto Rico.

The *Puerto Rico Police and the Office of the Procurator of the Women* provided statistics on victims of domestic violence.

The *Office of the Procurator of the Handicapped* provided statistics on the different types of handicaps/disabled according to the US Census 2000.

The *Federal Emergency Management Agency* was consulted to obtain statistics regarding persons with low income whose housing units are located in places prone to natural disasters; mostly those affected by the rains of November 23, 2003 and the Storm of Jeanne which have been the two most recent natural disasters declared by President Bush under FEMA.

*Municipal governments* completed a questionnaire (53) to identify potential needs regarding health, public needs, infrastructure, public service, anti-crime programs, programs for youth, programs for the elderly, economic development, and planning. In addition, municipal governments indicated the level of priority for the identified needs and an estimate of units

requested, and an estimate of funding necessary to complete the works.

#### **4. Citizen Participation**

This five-year Consolidated Plan 2005-2010 is a result of a wide participation and consultation process with different stakeholders which will benefited and/or impacted by the activities proposed throughout this period.

A citizen's Participation Plan was implemented in accordance with Title I of the Housing and Community Development Act of 1974, as amended, and Title 24, Part 91.115 of the Code of Federal Regulations. Implementation of this Plan enabled the connection between the Central Government, municipal governments, for-profit and not for-profit organizations and individual citizens, deemed crucial to the development of this Consolidated Plan.

Another forum that has been effective are the Neighborhood Councils where residents of the community are invited to meetings in which they present different situations/problems and offer alternative solutions to the government agency representatives participating in these meetings.

In addition to the unified activities for citizen participation, each of the agencies involved in this Consolidated Plan also performed some specific activities in order to promote citizen participation, which are described below.

#### **Office of the Commissioner for Municipal Affairs (OCMA)**

##### **CDBG Program**

The **CDBG program staff** has been actively attending these meetings throughout the municipalities as a means of citizen participation in the identification and solution of problems through community empowerment.

OCMA's Community Organization Office, which specifically encourages citizen participation through the creation of citizen special group associations, especially through its systematic on-site visits campaign to each town. This Office has promoted, and we have already seen, an increase in citizen participation.

Each Mayor of the non-entitlement Municipalities dedicates at least one day per week to attend persons from their community. This effort is closely coordinated by the Mayor Office of Citizen Participation. This initiative has been highly effective as a communication tool between the Mayor and his/her community constituencies. Also, the Offices of Community Organizations in each municipality provide support and technical assistance to faith based and community based organizations in alignment with reducing the problems presented in this Consolidated Plan.

## List of Non-Entitlement Municipalities

Adjuntas	Corozal	Las Piedras	Sabana Grande
Aguada	Culebra	Loiza	Salinas
Aguas Buenas	Dorado	Luquillo	San Lorenzo
Aibonito	Florida	Maricao	Santa Isabel
Añasco	Guánica	Maunabo	Utuado
Arroyo	Guayanilla	Moca	Vega Alta
Barceloneta	Gurabo	Morovis	Vieques
Barranquitas	Hatillo	Naguabo	Villalba
Camuy	Hormigueros	Naranjito	Yabucoa
Cataño	Jayuya	Orocovis	
Ceiba	Juncos	Patillas	
Ciales	Lajas	Peñuelas	
Coamo	Lares	Quebradillas	
Comerio	Las Marías	Rincón	

### The Puerto Rico Department of Housing

#### HOME Program

The Home program staff foresees attending the housing needs of all the social strata in Puerto Rico, allowing the business sector to take a larger role for the development of low income housing through the construction of mixed projects. This strategy will promote the opportunity to the low and moderate income families to buy a first home.

Home accomplished citizen participation through their outreach activities held from March 18 to December 20, 2004, where they obtained the active participation of 14 community housing development organizations, 34 municipalities and 117 private housing developers, including 37 women business enterprises. The information submitted by these organizations was of significant value to the allocation of funds and identification of the activities to be included in this 5-year Strategic Plan.

Annually, the State HOME Program complies with citizen participation by holding meetings with developers, CHDOs, local governments and general public. On March 2005, a workshop was held for developers, contractors, municipalities, CHDOs and other entities interested in applying for funds to develop affordable housing.

### The Puerto Rico Department of Health ESG Program

The ESG Program staff conducted several activities to promote citizen participation in order to ensure their participation. The needs assessment efforts included: Focus Groups, Public Hearings, Community Meetings, and Community Needs Surveys.

A Focus Group Meeting was held on Friday, February 18, 2005, from 9:00 AM to 12:30 PM, to gather additional information from representative organizations that serve our priority groups. These organizations were: La Perla del Gran Precio, AFAPS, Traveler/s Aid, Cala La Providencia, Hogar Nueva Mujer, Proyecto La Nueva Esperanza, Hogar Santa María Eufrasia, Hogar del Buen Pastor, FUNDESCO, Casa La Bondad, and La Fondita de Jesús. Through this needs assessment they elaborated their specific needs in seven areas:

1. Chronic Homelessness
2. Homeless Facilities and Services
3. Innovative models to self dependency
4. priority groups
5. Technical Assistance
6. Performance measuring System
7. Barriers

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#### Areas discussed in the focus group meeting

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*Chronic Homelessness*

*Homeless Facilities and Services*

*Innovative models to self-dependency*

*Priority groups*

*Technical Assistance*

*Performance Measuring System*

*Barriers*

---

The focus group was very communicative and pro-active. The most important issues discussed were:

- They congratulated the Department for taking the initiative and the leadership in the homeless issue; but they consider that because of the particular situation of the homeless in Puerto Rico (where most homeless have serious health problems), it is critical that the Department of Health gets involved in the same manner.

- Repeatedly they expressed that the homeless profile in Puerto Rico is different from the United States. In Puerto Rico, most of the homeless are mentally ill or have drug and alcohol addictions, or both (chronic homelessness).
- There is a need for more inter-agency coordination. Although the Commission for the Implementation of Public Policy on Homelessness (Puerto Rico State Commission or PRSC) is doing a great job, more effort from the department of Health, Mental Health and Anti-Addiction Services Administration, Department of Education, Department of Labor and Human Resources, Department of Housing and the Department of Justice is needed.
- There is the need to take the services (outreach) where the homeless are located, to the sites where the chronic and critically are.
- One of the most important barriers for the organizations that receive funds for the rehabilitation or remodeling of buildings is that it takes too long to get the required government permits and documents, specifically the Planning Board and ARPE.



### Focus Group

- La Perla del Gran Precio
- AFAPS
- Traveler's Aid
- Casa La Providencia
- Hogar Nueva Mujer
- Proyecto La Nueva Esperanza
- Hogar Santa María Eufrasia
- Hogar del Buen Pastor
- FUNDESCO
- Casa La Bondad
- La Fondita de Jesús
- ESG Coordinators

## The Puerto Rico Department of Health

### HOPWA Program

HOPWA Program staff representatives participated in all the citizen participation forums carried out by CDBG, including regional meetings, needs assessment, public hearings and reaction comments.

#### 5. Summary of Public Comments

Comments to this Citizen Participation Process have been received throughout the different forums carried out by the Lead Agency and the citizen participation process in each program.

- 1) The CDBG Program received a letter from the Mayor of Lares (refer to Exhibit V for English Version of the Comment Letter):

The response to the comment that the amount in the categories of Public Service and Economic Development should be increased is due to reduction of CDBG formula allocation funds by HUD of approximately \$2,500,000.00 to be Distributed among the municipalities does not allow an increase funding. Nevertheless, the categories of Public Service and Economic Development did not suffer any reduction and were maintained at the same maximum amount.

Another comment by the Mayor of Lares *was that the proposal deadline submittal for part AB and FC should be on different dates.* The reaction to this comment is that the municipalities have approximately 45 days receipt of the State Plan. Submittal of proposals in different days would delay the internal review process.

- 2) The letter of the Mayor of Camuy recommends "that the Consolidated *Plan be available two weeks prior to the public hearings*" (Refer to Exhibit V)

The respond to the comment above explains that the Consolidated Plan is available 30 days for public hearing and 30 days for comments; allowing two calendar months for revision and comment period.

- 3) The letter of the Mayor of Corozal, expressed confusion in regard to the number of jobs to be generated under the Economic Development Category. *On our letter of May 5, 2005, we cleared his confusion in this regard by quoting the pages in the proposed Consolidated Plan where this information was given.*

#### COPIES OF CONSOLIDATED PLAN 2005-2010 AND ANNUAL PLAN 2005-2006

Copies of the Consolidated Plan 2005-2010 and Action Plan 2005-2006 are available at the following locations: OCMA, Municipal Federal Affairs Office, 78 Municipalities, PR

Department of Housing, PR Department of the Family and PR Department of health.PRHD, PRFAD, and PRHD.

In compliance with 24 CFR Section 91.325(b)(2), OCMA :

- Consulted with mayors and staff from units of local government.
- Engaged in community development planning activities.
- Provided extensive technical assistance to mayors, staff, and interested parties in connection with community development programs.
- Required local governments to identify its community development and housing needs, including the needs of low-income and moderate income families, and the activities to be undertaken to meet the needs through the four agencies.

OCMA maintains an on-going citizen participation process throughout the year, by workshops, seminars and direct contact.

OCMA encourages public comments. Written comments could be sent to:

**The Office of the Commissioner for Municipal Affairs**  
**Office of Federal Affairs**  
255 Ponce de León Ave. MCS Plaza  
San Juan, PR 00936-8167  
Fax: (787) 763-5970

*Public comments are included in Exhibit V of this Plan.*

## **6. Efforts made to broaden public participation**

**Community Meetings;** aware of the importance of citizen participation and empowering the community members in the process of planning throughout the different stages of the Five-Year Consolidated Plan (2005-2010) and Annual Action Plans (2005-2006) three regional community meetings were carried out. These regional meetings were open to the public through a public notice on a local newspaper to the non-entitlement municipalities under CDBG, non-profit organizations and the private sector (*see Exhibit I*).

The main purpose of these regional meetings was for each program (CDBG, HOME, ESG and HOPWA) to offer a general orientation on the objectives of their program, allowed funding activities, and encourage the citizens to participate actively in the planning, needs assessment and preparation of this document. The CDBG Program distributed the Needs Assessment Questionnaire among the attendees to obtain input from the different sectors. (See Exhibit II)

The regional meetings were held at:

- Municipality of Ceiba ( February 8, 2005 ) – 33 persons attended
- Municipality of Guayanillas ( February 9,2005) – 41 persons attended

- Municipality of Cataño ( February 10,2005) – 39 persons attended

### **Community Needs Survey**

The Office of the Commissioner for Municipal Affairs prepared the survey and the Puerto Rico Department of the Family mailed it to 80 organizations. Once completed, the surveys were forwarded to the Office of the Commissioner for tabulation and analysis.

#### **Access to Information**

The Five-Year Consolidated Plan (2005- 2010), as well as the Action Plan (2005-2006), became available to the general public as announced at the public hearing of March 4, 2005, held at the Office of the Commissioner of Municipal Affairs. The Plan was available on printed and computer formats. Each non-entitlement municipality was provided with a CD ROM which included both documents. A security code was made in order to ensure that the document was not altered in its draft version. Two hundred copies on CD ROM format were prepared for dissemination purposes

#### **Public Hearing**

*Notice of Hearings* The Lead Agency Office of the Commissioner on Municipal Affairs (OCAM) published on a major newspaper (Primera Hora, Monday, February 14, 2005) an invitation to the public hearing. (See Exhibit III)

*Access to Meetings* - Regional meetings as well as the Public Hearing were held in facilities that guaranteed access to all stakeholders including persons with disabilities (ramps for disabled and/or elevators). Also, Sign Language services were available at the three regional meetings and at the Public Hearing of March 4, 2005 at the Conference Room of the “Administración de Compensación de Accidentes Automovilísticos” (ACAA by its initials in Spanish) at 171 Chardón Avenue in Hato Rey.

*The public hearing* of March 4, 2005 held by the Lead Agency, had an attendance of approximately 200 persons that signed. According to the attendance sheets, there were representatives from different sectors such as government agencies, Mayors from different Municipalities, personnel of the Municipal Federal Offices. (See Exhibit IV).

The lead Agency, OCAM, and each program agency (CDBG, HOME, ESG, and HOPWA), made a formal presentation which included the following topics:

#### **LEAD AGENCY:**

1. Definition of the Five Year Consolidated Plan
2. Formula Programs: CDBG, HOME, ESG and HOPWA
3. Governmental Agencies in the process
4. Funding Levels for each Program
5. Process of Consultation
6. Needs Assessment (Housing, Public Housing, Fair Housing)

7. Citizen Participation Plan and its' Process and Requirements
8. Description of the Programs
9. HUD National Objectives in each Program

## **COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

### **ACTION PLAN (CDBG) 2005-2006**

1. Presentation of the Method of Distribution of Funding
2. Announcement of new funding CDBG Disaster Recovery: \$7,998,964. for the severe storms, flooding, mudslides and landslides (1501) and Tropical Storm Jeanne (1552)

### **HOME PROGRAM**

1. Definition of the Home Investment Partnerships Program
2. Goals of the Department of Housing and the HOME Program
3. Priorities of the Department of Housing and the HOME Program
4. Eligible Activities
5. Funding 2005-2006
6. Distribution of Funds
7. Estimate of Housing Development
8. Request for funds: Eligible Organizations
9. Factors in the Evaluation of Proposals
10. Process of Request for Proposal (Meeting and Orientation)

### **EMERGENCY SHELTER GRANT (ESG)**

1. Public Policy
2. General Information
3. Program Objectives
4. Continuum of Care
5. Distribution of Funds
6. Geographical Distribution of Organizations funded under ESG
7. Definition of Homeless
8. Priority Groups 2005-2006
9. Eligible Activities
10. Public Notice of Funds Availability
11. Process of Soliciting Funds
12. Informed Needed for Soliciting Funds
13. Proposal Evaluation Criteria

### **HOPWA:**

1. Purpose of the Program
2. Persons served under these funds

3. Eligible Organizations
4. Eligible Activities
5. Application Process

In addition to the above Public Hearing each agency carried out a public citizen participation activities as described below:.

#### **Community Needs Survey**

The Office of the Commissioner for Municipal Affairs prepared the survey and the Department mailed it to 80 organizations. Once completed, the surveys (see Exhibit II) were forwarded to the Office of the Commissioner for tabulation and analysis

#### **Outreach Activities**

HOME held a series of outreach activities from March 18 to December 20, 2004, in order to gather current information from community housing development organizations, municipalities, and private housing developers.

#### **Focus Group**

ESG held a Focus Group Meeting on February 18, 2005, to gather additional information from organizations that serve our priority groups. During this meeting, they identified specific needs and peculiarities in the Puerto Rico Homeless Profile.

#### **Puerto Rico Comprehensive Plan for HIV/AIDS Services**

The Puerto Rico Department of Health (HOPWA) finished the above mentioned assessment needs study in January 2003. This evaluation made during a two-month period prioritized services needed by PLWHA and developed strategic goals for a three-year period in order to meet the needs of the identified priorities.

## II HOUSING AND HOMELESS NEEDS ASSESMENT

### A. GENERAL

The following section is based on 2000 US Census data, the Comprehensive Housing Affordability Strategy CHAS Data book as provided by HUD, the Five-Year Strategic Plan of the Puerto Rico Department of Housing, local studies and other reliable information sources.

In order to make a precise assessment of housing and homeless needs, it is important to look at the accomplishments of the CDBG, HOME, ESG, and HOPWA programs during the past five year period 2000-2005.

What follows is a brief description of the highlights of the programs and initiatives that each agency designed in order to better attend to the housing and homeless needs of Puerto Rico. The funds of the CDBG, HOME, ESG, and HOPWA programs are distributed among four different state agencies as follow:

- *CDGB*            Office of the Commissioner of Municipal Affairs
- *HOME*            Department of Housing of Puerto Rico
- *ESG*             Department of the Family of Puerto Rico
- *HOPWA*          Department of Health of Puerto Rico

The need for low-income housing has two components: the existing housing deficit at a point in time and the new demand for housing units by low income households. In Puerto Rico, the need for low income housing is typically larger than regular market demand.

#### **CDBG – Program**

The Office of the Commissioner for Municipal Affairs (OCMA) is the State administrator of the CDBG Program for non-entitlement municipalities. CDBG funds are allocated to promote the improvement of the economic and physical environment, for the benefit of low and moderate income residents. The mission of the State CDBG Program is achieved through a consolidated process that promotes coordination and participation of all the elements responsible for the development of the community. At present there are 51 non-entitlement municipalities and 27 entitlement municipalities.

The following are OCMA's initiative funded by the CDBG funds during 2000-2005:

#### **I. Technical Assistance**

This program has been expanded to include a Guaranteed TECHNICAL ASSISTANCE STATE CDBG PROGRAM. The state will use up to 1% of its grant to provide technical assistance to local governments and non-profit organizations, either directly or through

contractors, to assist them in carrying out community development activities. For Program Year the CDBG Program will allocate .80% up to \$424,757.

### **Municipal Institute of Interactive Education**

This Institute will be created in coordination with a post graduate level educational institution in Puerto Rico. Our goal is to train, in a cost effective way, as many municipal employees as possible. This Institute will allow us to offer seminars and educational forum on site, without the need to travel. The personnel will be able to train at their work station, use their office equipment and facilities, while, at the same time, save money and travel time.

The Office of the Commissioner of Municipal Affairs will work together with a higher education institution in planning and structuring seminars in the areas of accounting, computer technology, personnel and government accounting systems.

## **II. Housing Development Strategy**

### **Homeownership Initiative Program**

Under this initiative the State CDBG program has targeted low-income population historically discouraged from homeownership or excluded from finance market due to the lack of understanding of the underwriting policies. Many of the potential homebuyers don't have the access or sufficient knowledge to take full advantage of Federal assistance offered for homeownership. Therefore, the funding of Homeownership Initiative is specifically intended to provide assistance to families pursuing homeownership.

A portion of the Technical Assistance 2004 State CDBG funds has been designated to provide intensive homeownership training to non-entitlement municipalities of Puerto Rico. The training activities are directed to enhance the capacity of the municipalities to coordinate and promote buyers access to homebuyers education, counseling, home inspection, financing products and other areas. Specifically, the training outcome is for the municipalities to develop the tools necessary to do an aggressive marketing and outreach strategies designed to expand the existing markets to the underserved and for those not served at all, helping families move toward homeownership.

OCAM has allocated \$635,000.00 from FY 2002-2003 and \$457,000.00 from FY 2003-2004 to cover the Coordinator salary and for technical assistance to local governments to assist them in carrying out community development activities, part of these funds are used to offer Homeownership training program.

Under this initiative, \$500,000 of 2003-2004 State CDBG's funds were designated to provide financial assistance to low-and-moderate income families from the 51 non-entitlement municipalities. Funds will provide direct assistance for down-payment and closing cost. The amount to be granted to each qualified family will be up to a maximum of \$5,000 per family. This funding may be applied in combination with other applicable Federal and State funding,

and will be distributed on a first in first out basis, there will be on limitation for the municipality.

### **Housing Rehabilitation**

In an effort to provide decent housing and suitable living environment for persons with low and moderate income, funds were allotted for housing rehabilitation projects.

### **III. Economic Development Strategy**

OCMA focused on the expansion of commercial activity and the promotion of new jobs opportunities. The funds allocated to promote the establishment of businesses and self-employment within the non-entitlement municipalities is of \$800,000.

#### **“Reimbursement of Interest Program (RIP) / “Fomento Económico Municipal (FEM)”**

Title 14 of the Autonomous Municipalities Act, authorizes State agencies and the municipal governments to execute interagency agreements, for the public interest and benefit of any municipal jurisdiction, as a means of providing economic development incentives to attract new investments, expand or retain current investment, that will create, expand, or retain employment of persons of low and moderate income. OCMA has allocated \$700,000 of the State CDBG funds for the RIP and selected the EDB as the loan processor, through an interagency agreement. Making clear that, if needed, OCMA may choose another bank for loan processing and this economic strategy will maintain its full validity and capacity.

### **Section 108**

The **Section #108 Loans Guarantee** Program provides the State with an efficient source of financing for economic development and large scale physical development projects in non-entitlement areas administered by OCMA. During FY 2000-2004, four (4) loans totaling \$15,000,000.00 were awarded under this program.

### **IV. Faith Based Organizations**

The guiding principle behind President Bush’s Faith-Based and Community Initiative is that faith-based organizations should be able to compete on an equal condition for public funds to provide social services as indicated in 24 CFR Part 5 and 570. The federal government believes, within the framework of Constitutional church-state guidelines, should encourage faith-based charities to reach out with compassion to help more people in need. For years, faith-based and community groups have been assisting these people and others in need. They have transformed lives with their compassion and effort.

The Office of the Commissioner for Municipal affairs has delineated an action plan to include an Office for Faith Based and Community Organizations. That Office will support the

municipalities and organizations with assistant for their implementation, development, and training to obtain funding opportunities and sustainability.

#### **V. Disaster Program**

**Disaster Recovery Grant** are provided as the emergencies occur; these funds are administered by OCMA. For example, OCMA will be the recipient of the Disaster Recovery fund of **\$7,998,964** for the severe storms, flooding, mudslides and landslides of November 10 through November 23, 2003 and Tropical Storm Jeanne of September 15 through September 19, 2004.

#### **VI. Lead Based Paint Hazard - CDBG Program**

An interagency committee has been formed and will continue to evaluate the impact of the new regulations on the assisted activities covered by the Consolidated Plan. This committee is composed by state personnel from the Office of the Commissioner of Municipal Affairs, Puerto Rico Department of Housing, Puerto Rico Family Department, Puerto Rico Department of Health and representatives of local governments. This committee will identify and municipal representatives define future actions to comply with the Regulations Stated at 24 CFR Part 35.

The CDBG program will design a Manual of Procedures that will be given to the municipality and will require that all the reconstruction/rehabilitation project comply and certify that they are free of lead based paint. The procedures will be in direct alignment with the PR Public Housing Administration approach.

This item is discussed with more detail in Section II E – Lead Based Paints, of this Consolidated Plan.

#### **CDBG Funding per activity:**

The CDBG funds allocated per activity during the 1999-2003 are summarized in the table below. Please focus on housing rehabilitation.

1999 - 2003 CDBG per Activity							
ACTIVITY	1999	2000	2001	2002	2003	TOTAL	%
Acquisition, Disposition and Clearance	\$588,248.00	\$25,100.00	\$330,488.00	\$2,707,818.00	\$ 201,000.00	\$ 3,852,654.00	1%
Center / Facility	\$3,372,758.00	\$3,478,242.00	\$1,307,938.00	\$2,930,953.00	\$ 2,601,169.00	\$ 13,691,060.00	5%
Water / Sewer / Flood and Drainage Facilities	\$747,836.00	\$1,541,875.00	\$2,035,533.00	\$441,660.00	\$ 634,109.00	\$ 5,401,013.00	2%
Streets	\$17,448,999.00	\$17,710,170.00	\$15,828,680.00	\$15,954,200.00	\$17,597,289.00	\$ 84,539,338.00	30%
Other Public Facilities	\$19,823,825.00	\$14,340,770.00	\$19,816,237.00	\$13,140,836.00	\$17,130,690.00	\$ 84,252,358.00	29%
Public Services	\$2,978,221.00	\$3,666,046.00	\$3,130,359.00	\$ 5,351,015.00	\$ 5,646,444.00	\$ 20,772,085.00	7%
Relocation			\$10,000.00			\$ 10,000.00	
Minimal Rehabilitation	\$204,400.00	\$87,375.00	\$8,030,834.00	\$ 7,827,781.00	\$ 8,677,480.00	\$ 24,827,870.00	9%
Planning Only	\$261,692.00	\$433,830.00	\$761,506.00	\$901,057.00	\$ 340,357.00	\$ 2,698,442.00	1%

Housing Rehabilitation	\$5,164,655.00	\$6,976,465.00				\$ 12,141,120.00	4%
<b>SUB - TOTAL</b>	<b>\$50,590,634.00</b>	<b>\$48,259,873.00</b>	<b>\$51,251,575.00</b>	<b>\$49,255,320.00</b>	<b>\$52,828,538.00</b>	<b>\$252,185,940.00</b>	<b>88%</b>
Municipal Administrative Budget	\$6,896,126.00	\$6,676,927.00	\$6,019,585.00	\$6,830,620.00	\$ 7,373,982.00	\$ 33,797,240.00	12%
<b>TOTAL</b>	<b>\$57,486,760.00</b>	<b>\$54,936,800.00</b>	<b>\$57,271,160.00</b>	<b>\$56,085,940.00</b>	<b>\$60,202,520.00</b>	<b>\$285,983,180.00</b>	<b>100%</b>

**Units that received funding as part of the Housing Rehabilitation Activity:**

The total number of assisted units from 1999 to 2003 is as follows:

<i>Housing Rehabilitation Program Assisted Units 1999-2003*</i>	
Year	Assisted Units
1999	3,532
2000	5,271
2001	682
2002	748
2003	2,023
<b>TOTAL</b>	<b>12,256</b>

\*data for 2004 is not yet available

## Funding for Facilities and Services for Special Needs Population

The following CDBG funds were invested in facilities for persons with special needs during 1999 to 2003.

<i>Funding for Facilities and Service for Special Needs Populations*</i>	
Year	Allocation
1999	2,978,221.00
2000	3,666,046.00
2001	3,130,359.00
2002	5,351,015.00
2003	5,646,444.00
<b>TOTAL</b>	<b>\$ 20,772,085.00</b>

\*data for 2004 is not yet available

The CDBG Program will continue with all the above mentioned program activities in order to assure that the services rendered to the low and middle income families living in the 51 non-entitlement municipalities are achieved. Throughout the years needs and specific objectives identified by the municipalities have been considered. OCMA allocates funds using a Basic and Competitive Method. Therefore, consistent with the overall goals, funds will be available to assist eligible applicants in carrying out community development (infrastructure, public facilities, and public service), economic development and housing activities that will benefit low and moderate income persons.

The State CDBG Program goals for the 5 years community development strategy are:

1. To strengthen private partnership.
2. To expand and continue the supplying of decent, safe, sanitary and affordable housing.
3. Promote activities related to public facilities in order to enhance quality of life and provide a safe environment to low and moderate income persons.
4. Continue bringing public services to ensure quality of life for the special need population.
5. Strength economic development incentives to attract new investments; expand and retain current investments that will create, or retain jobs for the low and moderate income persons.
6. Continue offering technical assistance to local governments, non-profit organizations to carry out housing and community development activities.

## HOME – Program

The HOME Investment Partnerships Program (HOME Program), established under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, was created to expand and to provide decent, safe and affordable housing to low and very-low income families, and to minimize rent burdens and deteriorating housing dwellings.

During the five year period of 2000-2005, the Department of Housing received \$13,310,000.00, in HOME funds. Of these funds, \$1,994,850, were allocated for Community Development Organizations (CHDO) for rental rehabilitation and new construction by developers; \$2,000,000, were used for rehabilitation or new construction by owners; \$1,384,150, were used for rehabilitation or new construction or rental properties; \$6,500,000, for new construction by developers of for home ownership; \$1,331,000, for program administrative activities; and, \$100,000, for administrative activities of Community Housing Development Organizations.

The State HOME Program goals for the 5-Year Housing Strategy (5YHS) are:

1. To strengthen public-private partnerships.
2. To expand the supply of decent, safe, sanitary, and affordable housing, with primary attention for the construction of new homeownership and rental housing, for low-income and very low-income families.
3. To establish minimum non-federal matching investments to complement federal funding in the provision of affordable housing.

In order to achieve these goals, the State HOME Program will use the multilevel service partnership concept for the coordination of federal, state, municipal, and private resources, both human and monetary.

Some of the barriers confronted by the PR Department of Housing and the State HOME Program to provide, in a timely manner, affordable housing to underserved population is related to the following factors:

- The lack of an appropriate infrastructure that limits the construction of housing in many parts of the Island.
- The burdensome building codes and permits requirements.
- The number of requirements, the cost of complying with such requirements, and the time necessary to complete the permitting process, cause an increase in project costs and delays.
- The type and sometimes-excessive documentation required at local level to qualify families to receive services.
- The restrictive federal requirements regarding ownership evidence or reasonable equivalent of ownership interest. Some other forms of ownership are not permitted under the HOME Program such as: *usufructo*- a kind of ownership interest more restrictive than 50-year-old leasehold contract.
- The strictness and inflexibility of income qualifications if a family surpasses, by a \$1.00, the income limit for the area.

The new vision brought by this new administration foresees the PR Department of Housing attending the housing needs of all the social strata in Puerto Rico, allowing the business sector to take a larger role for the development of low income housing, through the construction of mix income projects.

The PR Department of Health (PRDH) will commit the resources available of the housing agencies, under its authority, as well as any public, private or non-profit agencies, willing to invest or collaborate in the implementation of the various elements of the 5YHS or related activities, including local public or privately- funded agencies, federal government and departments or other partners, and with common but broader missions than that of the PRDH. All these partners and collaborators may provide funding, capacity building, advocate services or related resources that support the PRDH in its implementation of the various elements of the 5YHS or activities under the HOME Program.

The 5YHS propose for the construction and rehabilitation of 60,000 sound, safe and affordable housing units, to be provided to low income families, increasing thus, the housing stock in Puerto Rico, at an annual average rate of 10,000 units. The HOME Program will contribute to this goal with an annual average of 500 units.

Homeownership will continue to be the main objective towards the 5YHS, including for the first- time homebuyer, opportunities for those looking at the existing dwellings available in the housing market. The construction of new affordable housing for sale and rental occupancy will stimulate the housing construction industry, as well as any rehabilitation project presented.

A particular note is made toward the commitment to end chronic homelessness. The State HOME Program will commit 5% of the funds allocated under the Rental Activity for single room occupancy projects, focused to provide permanent housing with supportive services for chronic homelessness. The applications received under this item, will obtain 5 bonus points, as they are presented for evaluation.

Homeownership has been extended to provide not only for the construction of new affordable housing, but to provide also for the acquisition of existing units in the housing market. This new perspective meets the national goal to increase minority homeownership. Another national goal, for which specific objectives has been established in the 5YHS is – to end chronic homelessness by 2012. On this regard, the Housing Department has established bonus points to be awarded to those applications for HOME funds that meet the standards set forth, by the State HOME Program, for the provision of permanent housing, with supportive services, for the chronic homeless and independent living for the homeless poor.

### **Lead Based Paints**

In Puerto Rico, **Lead Based Paint**, the population most at risk for lead poisoning is defined as children between the ages of 0-6 years and living in housing built prior to 1978. In addition, it is known that populations living below the poverty level are more likely to have other risk factors, which increase their risk of lead poisoning including poor nutrition and sub-standard

housing. It is also well known that the incidence of lead poisoning is highly correlated with the age and condition of housing. Almost two third (60.98%) of Puerto Rico housing was built before 1980 and 35.8% was built before 1970, leaving only a 39.0% of the housing stock built after the banned of lead based paint regulation.

The lead hazard reduction requirements would be conducted to any assisted housing and any paint disturbed during rehabilitation, and must be repaired. Safe work practices must be used during rehabilitation including the repair of disturbed paint. After the work is completed, the worksite must pass a clearance examination before occupants are allowed to return to the areas where the work was performed. This item is discussed in more detail in Section II E – Lead Based Paints, of this Consolidated Plan.

### **ESG – Housing and homeless needs assessment**

For the five year period of 2000-2005, the Department of the Family received \$2,519,000 for ESG funds.

The housing and homeless needs assessment summarizes the available data on the current need for:

- Housing assistance for low income households
- Shelter and supportive services for homeless persons
- Supportive housing for persons with special needs;

The most recent study that analyzed housing demand in Puerto Rico was completed in November 2004. The study: The Demand for Housing in Puerto Rico: 2005-2009, was prepared by Estudios Técnicos, Inc. for the Puerto Rico Bankers Association. According to this study demand for housing is estimated at 19,960 units annually, during the five-year period 2005-2009. The demand for low-income housing (\$90,000 or less) is estimated in 52.5% and it needs some form of government support. There are many Federal, Commonwealth and Municipal low income housing programs in Puerto Rico. Among them:

- Key to your home (La llave de tu hogar)
- HOME
- Section 8
- Law 124
- Special Communities Program (Comunidades Especiales)
- New Safe Home (Nuevo Hogar Seguro)

### **HOPWA Program**

For a State seeking funding under the HOPWA program, the needs described for housing and supportive services must address the needs of persons with HIV/AIDS and their families in areas outside of eligible metropolitan statistical areas.

## Needs of persons living with HIV/AIDS (PLWHA) - Identified Service Priorities

In January 2003, the Puerto Rico Department of Health finished the Puerto Rico Comprehensive Plan for HIV/AIDS Services. This plan was prepared by a Statewide Advisory Planning Committee (SAPC) that was comprised of Ryan White Titles I, II, III, and IV grantees around the island, people living with HIV/AIDS, Ryan White Title II consortia and state coordinating agencies for direct services, community based organizations, the PRDOH STD/HIV/AIDS Prevention and Medicaid programs, and representatives from the Commonwealth of Puerto Rico Department of Family Services and the Administration for Mental Health and Substance Abuse Treatment agencies.

This group worked on for a two month period evaluating the results of the 2001 Statewide Coordinated Statement of Needs (SCSN), the San Juan and Ponce Title I EMAs Needs Assessments (October 2002), and the utilization of services categories ---including housing services--- experienced during FY 2002 for Ryan White T-II. This evaluation was done to prioritize services needed by PLWHA, and to develop strategic goals for a three-year period in order to meet the needs identified as priorities.

Priorities were established for health care services, and support services. Health services that were established as priorities are as follows:

HEALTH SERVICES
Medical Care
Diagnostic Tests
Medications
Mental Health/ Substance Abuse
Oral Health
Nutritional Counseling
Home Health Care
Hospice

In terms of health care services, there is no doubt that PLWHA place their physical and mental health as top priorities for their well-being. All of their economic efforts are directed to meet these needs first, as health care has the highest value and meaning in their lives. Support services that were established as priorities are as follows:

SUPPORT SERVICES
Case Management
Transportation
Emergency Financial Assistance
Food Bank
Housing Services
Buddy Companion
Child Care

On the subject of support services, as you can see, housing services stand in a fifth position compared to case management, transportation, emergency financial assistance, and food bank. This does not mean that housing is not a main concern for PLWHA; it really means that is considered a high priority selected among a great variety of support services available. Indeed, experience and utilization of housing assistance services under the HOPWA and Ryan White programs have proved that many PLWHA put on a top priority these services because of their need to have a stable, safe, hygienic and decent setting or place to live. Moreover, case management services are number first in the list because PLWHA acknowledge that through these services they meet their housing requests thoroughly and without delay. Under emergency financial assistance too, PLWHA also obtain support to pay bills for utilities and food vouchers, thus leaving disposable income available to pay their housing mortgage or rental bills.

During the next five-year period, the PRDOH continues to be interested in addressing other areas that will foster a comprehensive approach when speaking of services provided to PLWHA. These areas are:

**1. Special coordination for homeless persons living with HIV/AIDS**

The PRDOH Ryan White Title II program coordinated with representatives from Ryan White Title I San Juan, Caguas, and Ponce EMAs, and the PRDOH AIDS Surveillance Office, the development of an unmet study to identify the size and characteristics of the HIV/AIDS population who know their condition but are not accessing health care services (i.e. drugs and alcohol abusers, and mental health patients). The study concluded that in calendar year 2002 about (30%) of PLWHA did not receive any kind of health care services. Several strategies to address this major finding are being developed in order to put them into action in the near future. A study to follow up this result is currently being planned for calendar year 2004.

A significant proportion of this population may be a major part of the HIV/AIDS homeless population. Because of the many obstacles present to gain access to this population, the

PRDOH must continue its coordination of outreach services with the Department of the Family, Ryan White Title II consortia and CASDS, and community based organizations with expertise in this endeavor. Accessing this population proves to be a cost effective strategy by reducing emergency hospital treatments and long stays at hospitals. As PLWHA enter into the continuum of care, it also provides opportunities to identify housing needs and venues to address them.

**2. Prevention for Positives Initiative**

Recently, the Centers for Diseases Prevention and Control (CDC) established a new initiative directed to PLWHA. This plan aims to reduce HIV transmission by replicating the prevention case management strategy to modify high-risk sexual practices in positives. The PRDOH STD/HIV/AIDS Prevention program is in charge of implementing this strategy in Puerto Rico. A referral system has been created to refer patients in and out from a case management system. Clients receiving these services will also benefit too from a comprehensive needs assessment that is going to be made as part of this strategy.

**3. Categories of persons affected.**

The number of persons with HIV/AIDS and their families that are in need of housing assistance usually falls into the extremely low income, low income, moderate income, and middle-income categories.

The PR Department of Health receives HOPWA funds to provide housing assistance and support services mainly to the HIV/AIDS population that live in municipalities located outside the San Juan eligible metropolitan statistical area (EMSA). This area is comprised of thirty-seven municipalities that are distributed in five epidemiological regions of Puerto Rico as follows:

<b>Municipalities that are located outside the San Juan EMSA</b>	
<b>Regions</b>	<b>Municipalities</b>
Fajardo [Northeast]	Ceiba, Culebra, Fajardo, Luquillo, Vieques.
Ponce [South]	Adjuntas, Arroyo, Coamo, Guánica, Guayama, Guayanilla, Jayuya, Juana Díaz, Patillas, Peñuelas, Ponce, Santa Isabel, Salinas, Villalba, Yauco.
Mayaguez [West]	Añasco, Cabo Rojo, Hormigueros, Lajas, Las Marías, Maricao, Mayaguez, Rincón, Sabana Grande, San Germán.
Aguadilla [Northwest]	Aguada, Aguadilla, Isabela, Moca, San Sebastián.
Arecibo [North Central]	Lares, Utuado.

Recent statistics provided by the PRDOH AIDS Surveillance Office revealed that PLWHA living in Puerto Rico summed 3,997 during the last six years. You will find below a distribution of the number of PLWHA residing in each region and municipality.

### Number of PLWHA living per region and municipality

Regions	PLWHA	Municipalities	PLWHA
Fajardo [Northeast]	131	Ceiba	19
		Culebra	2
		Fajardo	60
		Luquillo	36
		Vieques	14
Ponce [South]	666	Adjuntas	10
		Arroyo	20
		Coamo	30
		Guánica	13
		Guayama	72
		Guayanilla	13
		Jayuya	5
		Juana Díaz	50
		Patillas	8
		Peñuelas	17
		Ponce	336
		Santa Isabel	25
		Salinas	27
		Villalba	8
Yauco	32		
Mayaguez [West]	209	Añasco	11
		Cabo Rojo	23
		Hormigueros	5
		Lajas	8
		Las Marías	5
		Maricao	0
		Mayaguez	110
		Rincón	3
		Sabana Grande	18
		San Germán	26
Aguadilla [Northwest]	143	Aguada	27
		Aguadilla	47
		Isabela	27
		Moca	20
		San Sebastián	22
Arecibo [North Central]	28	Lares	14
		Utua	14
<b>Total</b>	<b>1,177</b>		<b>1,177</b>

According to this set of statistics, 1,177 PLWHA live in these municipalities representing less than a third (29%) of the total PLWHA in Puerto Rico. The numbers in this report are

estimates, taking into consideration fatality rates and migratory movements. Nonetheless, they are a good source of information to estimate housing needs.

The Puerto Rico Bankers Association commissioned a study titled *The Demand for Housing in Puerto Rico: 2005-2009*. This study stated that the demand for housing during the 2005-2009 five-year period is estimated at 19,960 units annually, on average. About fifty two percent (10,476) of this demand is for low income housing, thus needing some kind of government assistance. Although the demand for low-income housing is also concentrated in the bigger regions like San Juan and Bayamón, regions with a high proportion of low-income municipalities also have the larger percentage shares of assisted demand (as low income housing is called in the report). As the report stated, this is the case of Aguadilla, Guayama, Ponce, Mayaguez and Fajardo, which happens to be the areas that are outside of the San Juan EMSA where PRDOH HOPWA funds must address PLWHA needs.

As experience has shown, an HIV/AIDS diagnosis, and its ensuing health care treatments cause a negative impact in the PLWHA family or household finances, consequently moving the family unit into the low-income bracket or medically indigent, and be eligible for housing assistance and support services.

For the above reason, a large percentage of the 1,177 PLWHA residents of the area outside the San Juan EMSA will certainly be candidates for housing assistance during this next five-year period. The PRDOH HOPWA program will have to improve the availability of housing assistance and support services in this area. A proposed goal is to strengthen community based organizations capabilities to provide these services, and formalize contract agreements with municipalities that have the administrative structure to offer similar services.

### **Size and Characteristics of the population with HIV/AIDS and their families**

The most recent report on the size, characteristics, and trends of the HIV/AIDS population in Puerto Rico was prepared in January 2005 by the Puerto Rico Department of Health AIDS Surveillance Office. This report includes information of the HIV/AIDS epidemic as of December 31, 2003. It follows the Statewide Coordinated Statement of Need (SCSN) that was done pursuant to the Ryan White Title II legislation in 2001, an update of the 1997 SCSN, and the Puerto Rico Comprehensive Plan for HIV/AIDS Services that was finished in January 2003.

During fiscal year 2005, the PRDOH will work on to bring up to date the 2001 SCSN. This study will revisit not only the epidemiological data available, but will also reexamine current HIV/AIDS population's needs, resources inventory, gaps in services, and future health and support services and strategies.

## B. CATEGORY OF PERSONS AFFECTED

### General

The CHAS Data Book is the main source of information available to the PRDH to present and evaluate the housing needs of the households counted during the 2000 Census. The data is distributed by income level and occupancy tenure, and household size.

Housing problems are defined as cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Other housing problems are defined as overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities. An elderly household is defined as a one or 2-person household, either person 62 years old or older. Renter data do not include renters living on boats, RVs or vans.

Cost Burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

**For the year 2000, there were 1,261,268 households in Puerto Rico for which 46.6% had any housing problem, 28.9% has cost burden problems higher than 30% of their earned income as well 15.7% has cost burden problems higher than 50% of their earned income.**

Regarding the tenure occupancy, the renters have more housing problems than the homeowners. For example, renters as a whole, surpassed homeowners in all three parameters by 5.0%, .9% and 1.8%. That is not the case by income levels. Housing problems among the homeowners below or at 30% of the median family income (MFI) surpassed all three parameters by 8.5%, 13.5% and 7.0% to the renters in that income level and the income level above 80% of the median family income. In this income level, they surpassed renters by 1.7%, 6.8% and 2.5% respectively.

In the two other income levels, we observe different trends. For example, at the income levels of 30% to 50% and 50% to 80%, renters surpassed homeowners by 6.6% and 5.4% in the category of any housing problems respectively. On the other hand, homeowners surpassed renters in the category of cost burden larger than 50% of their earned income by 3.7% and 7.7% respectively. Renters surpassed homeowners by 0.8% at the income level of between 30% to 50% and homeowners surpassed renters 0.1% at the income level 50% to 80%, in the category of cost burden larger than 30% of the income earned.

The Puerto Rico Bankers Association commissioned a study titled *The Demand for Housing in Puerto Rico: 2005-2009*. This study stated that the demand for housing during the 2005-2009 five-year period is estimated at 19,960 units annually, on average. About fifty two (52) percent (10,476) of this demand is for low income housing, thus needing some kind of government assistance. Although the demand for low-income housing is also concentrated in

the bigger regions like San Juan and Bayamón; regions with a high proportion of low-income municipalities also have the larger percentage shares of assisted demand (as low income housing is called in the report). As the report stated, this is the case of Aguadilla, Guayama, Ponce, Mayaguez and Fajardo.

The following table, "Housing and Problems Output for all Households" summarizes the housing situation in Puerto Rico according to the CHAS Data Book and the 2000 Census.

### Housing Problems Output for -All Households

Name of Jurisdiction: Puerto Rico	Source of Data: CHAS Data Book					Data Current as of: 2000					
	Renters					Owners					
	Elderly 1 & 2 member households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 member households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	Total Owners (J)	Total Households (L)
Household by Type, Income, & Housing Problem											
1. Household Income <=50% MFI	27,439	90,315	30,940	29,029	177,714	93,913	118,265	42,110	35,513	289,801	467,515
2. Household Income <=30% MFI	16,484	63,060	20,345	22,820	122,809	49,259	68,010	23,235	26,619	168,123	290,932
3. % with any housing problems	42.5	59.5	82.6	44.4	58.1	59.7	67.9	85.8	59.3	66.6	63.0
4. % Cost Burden >30%	35.4	41.2	45.0	34.0	39.9	34.1	54.5	49.8	52.2	53.4	47.7
5. % Cost Burden >50%	26.8	35.7	33.6	30.3	33.1	38.2	41.6	36.7	43.1	40.1	37.2
6. Household Income >30% to <=50% MFI	10,955	27,255	10,595	6,100	54,905	44,654	49,255	18,875	8,894	123,678	176,583
7. % with any housing problems	42.9	63.3	83.6	57.6	62.5	45.3	57.6	77.5	54.5	55.9	58
8. % Cost Burden >30%	36.8	46	37.5	30.2	43	39.5	42	34.1	47.1	40.2	41.1
9. % Cost Burden >50%	21.7	21.6	15	30.3	21.9	23.7	26.7	19.8	32.7	25	23.8
10. Household Income >50 to <=80% MFI	7,898	31,405	10,389	8,920	58,612	44,855	75,485	25,730	12,240	158,360	216,913
11. % with any housing problems	42.5	52.8	74.3	52.9	55.2	35.1	50.9	73.8	46.6	49.8	51.3
12. % Cost Burden >30%	34.6	32.4	22.8	43.7	32.7	30.1	34.1	26.8	41.2	32.8	32.8
13. % Cost Burden >50%	12.3	6.5	3.4	13.3	7.8	15	16.1	10.5	24	15.5	13.4
14. Household Income >80% MFI	9,154	63,845	14,045	18,188	105,233	73,319	284,740	79,265	34,284	473,608	576,841
15. % with any housing problems	22.7	28.4	61.2	22.4	31.2	18.2	30.8	55.9	50.7	32.9	32.6
16. % Cost Burden >30%	14.5	6.8	5.9	14.1	8.6	15	15.1	11.7	26.9	15.4	14.1
17. % Cost Burden >50%	1.8	0.8	0.6	2.3	1.1	4.4	3.4	2.4	7.3	3.6	3.2
18. Total Households	44,491	185,565	55,374	56,129	341,559	212,087	478,480	147,085	82,037	919,709	1,261,268
19. % with any housing problems	38.5	48.1	75.8	40	50	37.1	41.9	66.5	44.9	45	46.4
20. % Cost Burden >30	31.4	28.9	28.7	30.9	29.5	32.4	36.7	23.2	39.4	28.5	28.9
21. % Cost Burden >50	17.8	16.7	16	18.5	17	18.5	13.3	11.4	24.2	13.2	15.7

## **Burden of Cost**

This section presents a discussion of the cost burden and severe cost burden, overcrowding (especially for large families), and substandard housing conditions being experienced by extremely low-income, moderate-income, and middle-income renters and owners compared to Puerto Rico as a whole. Because of the homogeneous ethnicity of Puerto Ricans, racial data is not collected and thus has not been taken into consideration for the purposes of this Plan.

### **1. Definition of "standard condition" and "substandard condition but suitable for rehabilitation"**

In accordance with 24CFR91.305(b), the State must define the terms "standard condition" and "substandard condition but suitable for rehabilitation". There are four main categories:

**Sound:** having no defects or only slight defects of a type normally corrected in the course of regular maintenance. These defects do not affect the weather tightness of the living quarters nor do they endanger the safety or health of the occupants.

**Deteriorating:** Have intermediate defects which need repairs beyond the scope of ordinary maintenance. Intermediate defects indicate the need for repairs so that the living quarters continue to provide safe and adequate shelter.

**Dilapidated:** no longer provides safe and adequate shelter. It has one or more critical defects, such as broken or missing material over a large area of the foundation, exterior walls, roof, floors, etc.

**Inadequate Original construction:** unit is built largely of makeshift or scraps materials, or has no foundation with walls resting directly on the ground, or has a dirt floor. Also shacks, huts, sheds, tents, and similar buildings unsuitable for residential use, but used as a place of residence.

For the purpose of this Plan, "Standard Condition" is equivalent to "sound". "Substandard Condition but suitable for Rehabilitation" is equivalent to "deteriorating" and/or "dilapidated". "Substandard Condition" is equivalent to inadequate original construction".

### **2. Characteristics of extremely low-income, low-income, moderate-income, and middle-income owner and renter families and elderly.**

Family income, as it appears in the CHAS Data Book, is the reported income from all sources for the householder (the first household member 18 years or older who is the owner or renter of the housing unit) and other household members related to the householder.

The following is a brief description of the nature and extent of housing problems, cost burden and severe cost burden for owners and renters per income bracket. For each income bracket, the elderly are studied separately from all other" age groups.

- **Extremely low-income owners** - Housing costs exceeding 50 percent of reported income.
- **Moderate-income owners** - Housing costs between 31 and 50 percent of reported income.

**3. Housing problems, cost burden and severe cost burden:** according to the definitions published in the CHAS Data Book, **Rent or cost burden—Moderate rent or cost burden—**are housing costs between 31 and 50 percent of reported income. **Severe rent or cost burden—**are housing costs exceeding 50 percent of reported income.

**4. Overcrowding** - The condition of having more than one person per room in a residence

**5. Inadequate housing—**Housing with severe or moderate physical problems, as defined in the AHS since 1984. These definitions are presented in Appendix A of the AHS published volumes in detail and in Appendix D of this report. Briefly, a unit is defined as having severe physical problems if it has severe problems in any of five areas: plumbing, heating, electrical system, upkeep, and hallways. It has moderate problems if it has problems in plumbing, heating, upkeep, hallways, or kitchen, but no severe problems. As Appendix C of this report details, some of the questions underlying definitions of inadequate housing were changed in the 1997 questionnaire -

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low		Unmet Need	Goals
Renter	Small Related	0-30%	MEDIUM	63,060	116
		31-50%	MEDIUM	27,255	116
		51-80%	MEDIUM	31,405	116
	Large Related	0-30%	MEDIUM	20,345	116
		31-50%	MEDIUM	10,595	116
		51-80%	MEDIUM	10,389	115
	Elderly	0-30%	MEDIUM	16,484	115
		31-50%	MEDIUM	10,955	115
		51-80%	MEDIUM	7,898	115
	All Other	0-30%	MEDIUM	22,920	115
		31-50%	MEDIUM	6,100	115
		51-80%	MEDIUM	8,920	115
Owner	All	0-30%	HIGH	168,123	834
		31-50%	HIGH	121,678	833
		51-80%	HIGH	158,300	833
Special Needs		0-80%	MEDIUM		115
<b>Total Goals</b>					4,000
<b>Total 215 Goals</b>					4,000
<b>Total 215 Renter Goals</b>					1,500
<b>Total 215 Owner Goals</b>					2,500

ASSESSMENT HOUSING NEEDS

Housing Problems Output for -All Households

Name of Jurisdiction: <b>Puerto Rico</b>		Source of Data: CHAS Data Book				Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	
<b>1. Household Income &lt;=50% MFI</b>	27,439	90,315	30,940	29,020	177,714	93,913	118,265	42,110	35,513	289,801	467,515
<b>2. Household Income &lt;=30% MFI</b>	16,484	63,060	20,345	22,920	122,809	49,259	69,010	23,235	26,619	168,123	290,932
3. % with any housing problems	42.5	59.3	82.6	44.4	58.1	59.7	67.9	85.8	59.3	66.6	63.0
4. % Cost Burden >30%	35.4	42.2	43.0	34.0	39.9	54.1	54.5	49.8	52.2	53.4	47.7
5. % Cost Burden >50%	26.8	35.7	33.6	30.3	33.1	38.2	41.6	36.7	43.1	40.1	37.2
<b>6. Household Income &gt;30% to &lt;=50% MFI</b>	10,955	27,255	10,595	6,100	54,905	44,654	49,255	18,875	8,894	121,678	176,583
7. % with any	42.9	63.3	83.6	57.6	62.5	45.3	57.6	77.5	54.5	55.9	58

housing problems												
8. % Cost Burden >30%	36.8	46	37.5	50.2	43	39.5	42	34.1	47.1	40.2	41.1	
9. % Cost Burden >50%	21.7	21.6	15	30.3	21.3	23.7	26.7	19.8	32.7	25	23.8	
10. Household Income >50 to <=80% MFI	7,898	31,405	10,389	8,920	58,612	44,855	75,485	25,720	12,240	158,300	216,912	
11. % with any housing problems	42.5	52.8	74.3	52.9	55.2	35.1	50.9	73.8	46.6	49.8	51.3	
12.% Cost Burden >30%	34.6	32.4	22.8	43.7	32.7	30.1	35.1	26.8	41.2	32.8	32.8	
13. % Cost Burden >50%	12.3	6.5	3.4	13.3	7.8	15	16.1	10.3	24	15.5	13.4	
14. Household Income >80% MFI	9,154	63,845	14,045	18,189	105,233	73,319	284,740	79,265	34,284	471,608	576,841	
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17. % Cost Burden >50%	1.8	0.8	0.6	2.3	1.1	4.4	3.4	2.4	7.3	3.6	3.2	
18. Total Households	44,491	185,565	55,374	56,129	341,559	212,087	478,490	147,095	82,037	919,709	1,261,268	
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21. % Cost Burden >50	17.8	16.7	16	18.5	17	18.5	13.3	11.4	24.2	15.2	15.7	

## C. NEEDS OF THE HOMELESS

### 1. Nature and Extent of Homelessness in Puerto Rico

In 2003, the Commission for the Implementation of Public Policy on Homelessness (Puerto Rico State Commission, or PRSC) carried out the first Island wide Point in Time Homeless Count in ten years. This ambitious initiative was carried out in collaboration with the PR Police Office, PR Department of Health, PR Office of Municipal Affairs, PR Office for Disadvantaged Communities, all PR Municipalities and scores of non-profit homeless service providers. The enumeration, which took place on May 28, 2003, included both sheltered and unsheltered populations. Before the enumeration took place, PRSC (the lead agency) coordinated a massive data gathering effort to identify all the areas where homeless persons frequent. The PR Police Department, Office of Municipal Affairs and Non Profit Organizations submitted this information to the PRSC two weeks before the count. PRSC contacted all Continuum of Care Programs (CoC) via fax or email.

Over 800 volunteers were trained in two half-day seminars that took place in San Juan and Gurabo a week before the Homeless Count. This seminar included information on data collection procedures, the instrument and localized planning efforts. The instrument was developed by the Statistics Department of the PR Police Department and was reviewed by a PRSC Committee that included Service Providers, State Agencies and a Homeless Individual. This method was chosen after the PRSC Research and HMIS Committee analyzed and discussed the different methodologies described in HUD's Practical Methods for Counting the Homeless.

The Island-wide Homeless Count was carried out on a single day (May 28, 2003) at a single point in time (8:00 a.m. – 1:30 p.m.) in 77 of Puerto Rico's 78 Municipalities. The Count in the Municipality of Caguas was carried out on a different date. The time for the count was decided after analyzing recommendations from homeless service providers and homeless individuals. This method was used to minimize duplication and to ensure a non-duplicated count of the homeless individuals and families the questionnaires included information that was crosschecked in the analysis. The number of homeless that were counted in the jurisdiction that encompasses the Balance of the State Continuum of Care is 2,923. Throughout Puerto Rico, 7,071 homeless were counted.

#### **Continuum of Care**

The Puerto Rico Commission for the Implementation of Public Policy on Homelessness (Puerto Rico State Commission, or PRSC) was created by PR Law #250 of August 18, 1998 as a response to the need for collaborative planning and public policy implementation among public and private entities serving homeless populations Statewide. By law, the Commission is comprised of 12 official members, eight (8) from government agencies and four (4) from the private sector. It also consists of 89 ex-officio participant members including 29 state level agencies and offices, 10 Coalitions for the Homeless (2 of which are emerging Coalitions), 45 private entities that serve homeless individuals, 2 ex-homeless individuals, and

the Goldstein/Levis Foundation. The Puerto Rico Department of the Family (PRDF) is the lead agency and convener for the PRSC. Operating out of the Office of the Secretary of the PRDF, two Assistants to the Secretary have been designated leadership roles in the development of the PRSC and planning of the Balance of State CoC.

The Commission uses a continuum of care approach to address homeless issues, which includes providing homeless prevention, outreach and assessment, emergency shelters, transitional housing, supportive services, permanent housing with supportive services, and permanent housing. Through the Continuum of Care Strategy, the Commission plans for activities and services that will complete and strengthen the system to address homeless issues. Specifically, the strategy emphasizes goals and strategies to end chronic homelessness.

### **Current Chronic Homelessness Strategy**

**The United States Interagency Council on Homelessness estimates that chronically homeless persons make up about 10 percent of all homeless persons, but consume 50 percent of available resources.**

**In Puerto Rico as high as 54% are chronic homeless, according to a 2001 Estudios Técnicos study.**

There are an estimated 2,048 sheltered and 2,859 unsheltered homeless individuals in the BoS areas of Puerto Rico, according to the gaps analysis. Based on a 2001 study by Estudios Técnicos, we used a conservative estimate that includes only those who are chronically homeless as those who have spent over one year on the street and have disabilities,

approximately 56.3% of our homeless population. Homeless persons with disabilities who have had over four episodes of homelessness in the past three years were not included in our estimate. Using this information we can say that at least 2,761 homeless persons in Puerto Rico can be classified as chronic homeless. For this reason, most strategies and action steps implemented by the PRSC are directed to chronic homeless persons and families on the street. Significant progress was made in the past year in promoting both transitional and permanent housing for the homeless, as well as employment, health, mental health and other services directed to assisting homeless persons to become self sufficient. A growing number of stakeholder entities collaborated with the PRSC in the planning of strategies to end chronic homelessness in Puerto Rico, including top government officials, foundations, CBOs, FBOs and private organizations.

The Current Homelessness Strategy of the PRSC to end chronic homelessness in Puerto Rico includes:

- Continued expansion of stakeholders involved in collaborative planning and service development within targeted areas with high prevalence of chronic homeless persons, such as major urban areas (San Juan, Mayaguez, Bayamón, etc.)
- Garner the support of Mayors to participate in 10-year planning processes to end chronic homeless.
- Work toward the implementation of specific action steps by state and municipal governments that have established the elimination of chronic homelessness as a

- priority, such as supportive housing development, provision of public housing to homeless families in municipalities that are administering their own public housing projects, development of mini-enterprises for homeless self-employment, etc.
- Promotion of specific action steps to reduce stigma and combat criminalization of homelessness, based on the awareness that has been developed by decision-makers, such as the reduction of time for elimination of criminal records, placing of homeless populations as a priority for mainstream services.
  - Continued education and advocacy to increase the number of public and private funding sources for housing and supportive services for the homeless;
  - Increased capacity building of municipal government representatives to partner with community based organizations in the development, financing and delivery of services to homeless populations;
  - Continued emphasis on continuing education to professionals working with homeless individuals to improve sensitivity and humane treatment as well as the level of intensity and quality of services needed by the chronic homeless to achieve their recovery and promote their self sufficiency over time;
  - Development of a dedicated HMIS that will permit uniform data collection to track populations served through the various systems, monitoring of number and quality of services provided, and outcomes;
  - Continued identification and work with public and private housing developers to target homeless in the development of permanent supportive housing. The current strategies include primarily work with state and non-profit sectors so that more efforts will, this coming year, be directed to local governments and the for-profit stakeholders to improve housing accessibility and service infrastructures for the homeless.

Discharge policies from correctional and drug and mental health institutions will be targeted for improvement, since problems with follow up and tracking of homeless persons who drop out of services have been identified. Health and Corrections Facilities will be required to make a commitment to have discharge, tracking and follow-up services in place, including for those persons who drop out of services.

### **Remaining obstacles to achieving the goal of ending chronic homelessness in Puerto Rico**

There are several obstacles to achieving the goal of eliminating chronic homelessness including:

1) The prevalence of mental health and substance abuse problems among the homeless and complex related health conditions presents a challenge to service providers in Puerto Rico. Studies indicate that well over half of the homeless in Puerto Rico, more than mainland states, have SMI, SA and/or HIV, contributing to a rapid deterioration of their physical and mental conditions and high rates of infection with STD's, Hepatitis B and C, and HIV/AIDS. The mainstream health and mental health services are overburdened and often difficult to access, especially for this population to ensure a continuum of care to meet needs.

2) The infrastructure of the service providers needs to be expanded significantly to meet the complex needs of the clientele but funding is often limited for this purpose. More research needs to be carried out of the effectiveness of the intervention models being used. Models are not always pertinent to the cultural context of Puerto Rico.

3) It still remains difficult to obtain and maintain accurate data on the homeless populations, especially the chronic homeless, due to their mobility, conditions in which they are often not able to provide accurate data or data that can be verified, and the lack of adequate data collection and record keeping systems in the service agencies which contributes to double and triple counting or the opposite, lack of documentation on the real number of persons served. The 2003 Census helped to develop baseline data, but more in-depth studies are still needed to develop characteristics and needs profiles. Most of the service programs have computers and software, but still do not share a common database. There are still large numbers of staff persons who are not computer literate. This constitutes an obstacle to data sharing and accurate data gathering.

4) Another obstacle is the tradition of many of the organizations to work in an isolated manner and have not experienced the benefits of collaborative planning and program development. There is still some distrust between public and private service sectors. CBO's have had negative experiences with the bureaucracy of public agencies, and public agencies have often had negative experiences with private non-profit entities that have inadequate fiscal and reporting systems. More experience of working together for a common cause are required to attain a commitment to coordination and collaboration to minimize duplicity and achieve a true continuum of care for the clientele. Board members and directive staff of entities spend significant time trying to maintain their operations and operational budgets, leaving them little time for collaborative planning, capacity building and infrastructure development activities.

5) Service providers often don't have the cash at hand to match the requisites of federal funding programs. Another obstacle is the lack of housing availability in Puerto Rico in general, but particularly in the non-entitlement cities of the Balance of State, even for persons having housing vouchers. The housing units that do exist carry a high price tag. Public housing units are mostly occupied, and the chronic homeless are still not a priority for this option. Lack of housing options is an obstacle for the homeless clientele even when they are able to obtain employment. It is also an obstacle for the service providers that must spend excessive amounts of limited resources to acquire accessible housing to combat homelessness.

6) Stigma and the NIMBY attitudes still exist among some policy makers at state and municipal levels and there those are who still verbalize a desire to criminalize homelessness. The homeless are still not a priority for many agencies or funders.

7) Competition for limited funding is an obstacle for coordination and collaboration among some of the community based organizations and municipalities working to eliminate chronic homeless.

8) The lack of monitoring and quality assurance systems in public agencies that administer federal and state funds limits efforts to maximize the capacity that does exist for services to chronic homeless populations that require intensive services on a sustained basis. Agencies need to correct internal problems and promote best practices.

**Need for Facilities and Services**

**Continuum of Care: Homeless Population and Subpopulations Chart**

Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional I		
1. Homeless Individuals	1398	395	2556	4349
2. Homeless Families with Children	93	9	121	222
2a. Persons in Homeless Families with Children	233	22	303	558
<b>Total (lines 1 + 2a)</b>	<b>1631</b>	<b>417</b>	<b>2859</b>	<b>4907</b>
<hr/>				
Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless	1153		1608	2761
2. Seriously Mentally Ill	1147			
3. Chronic Substance Abuse	1575			
4. Veterans	313			
5. Persons with HIV/AIDS	231			
6. Victims of Domestic Violence	213			
7. Youth	143			

**Characteristics of the Homeless Population**

Based on secondary sources including the methodology used for estimating street dwelling homeless in the 1990 Census (Elizabeth Martin et al., *Issues in the Use of a Plant-Capture Method for Estimating the Size of Street Dwelling Population*) we found that the demographics of Puerto Rico's Homeless Population and data gathering effort were closely related to those

of Los Angeles, CA. Characteristics in common include high prevalence of SA, SMI & HIV, warm climate and high prevalence of Hispanics. In the Plant Capture Method, researchers placed 46 "Plants" (Observers dressed as homeless to assess the effectiveness of the Count.) In this study, the percent of homeless that were counted constitute 35% percent of the total number street dwelling population. With this information we extrapolated the total street dwelling population in the Balance of the State Continuum of Care to be 3,909. **Therefore, the total number of sheltered and unsheltered homeless can be estimated at 4,907.**

#### **D. OTHER SPECIAL NEEDS**

##### **A. Special Communities –**

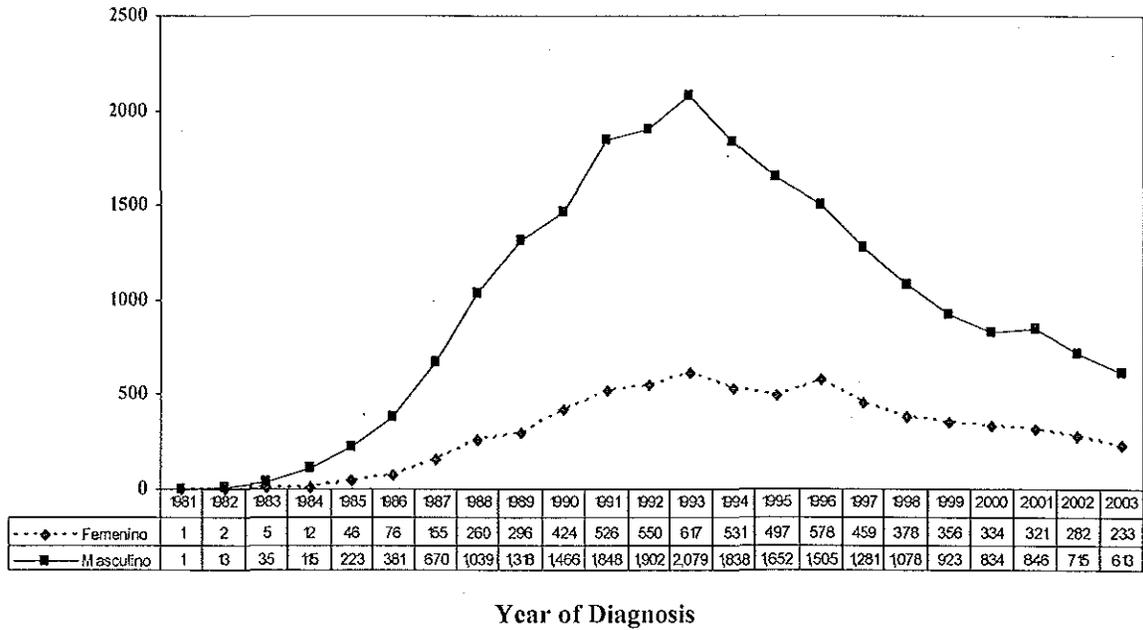
According to the U.S. Census there are in Puerto Rico 3,769,782 individuals of which 1,818,687 are under the poverty rate (48.2 %). On March 2001, the Governor of Puerto Rico, Honorable Sila María Calderón, approved Law Number #1 known as "Law for the Comprehensive Development of Special Communities in Puerto Rico" that mandates identifying the poorest sectors of Puerto Rico, to enable state resources from different governmental agencies to be directed to these communities in order to reduce poverty.

A "Special Community" is defined within the criteria as those families living under the poverty level as defined by the Census; high levels of school dropouts rates (52%); between 20% to 30% of illiteracy rates; unemployment rates between 25% to 50% percent; out of the labor force 60%; a high participation on social government assistance programs between 40% to 50%, and detrimental infrastructure and environmental problems, among others. The Municipal governments in Puerto Rico have identified approximately 686 communities that meet the criteria of "Special Communities" serving approximately 900,000 persons.

**The National Poverty Level evidence that Puerto Rico has three times more poverty rate than the national rate and over any State in the Nation.** This single factor of poverty rate requires a comprehensive service delivery model and that significant funding investment be made directly in order to alleviate the poor living conditions and allow for growth and development among this sector. The following graph shows the distribution of AIDS cases by year of diagnosis and Gender in Puerto Rico from 1981-2004

Distribution of AIDS Cases by Year of Diagnosis and Gender, Puerto Rico, 1981-2003

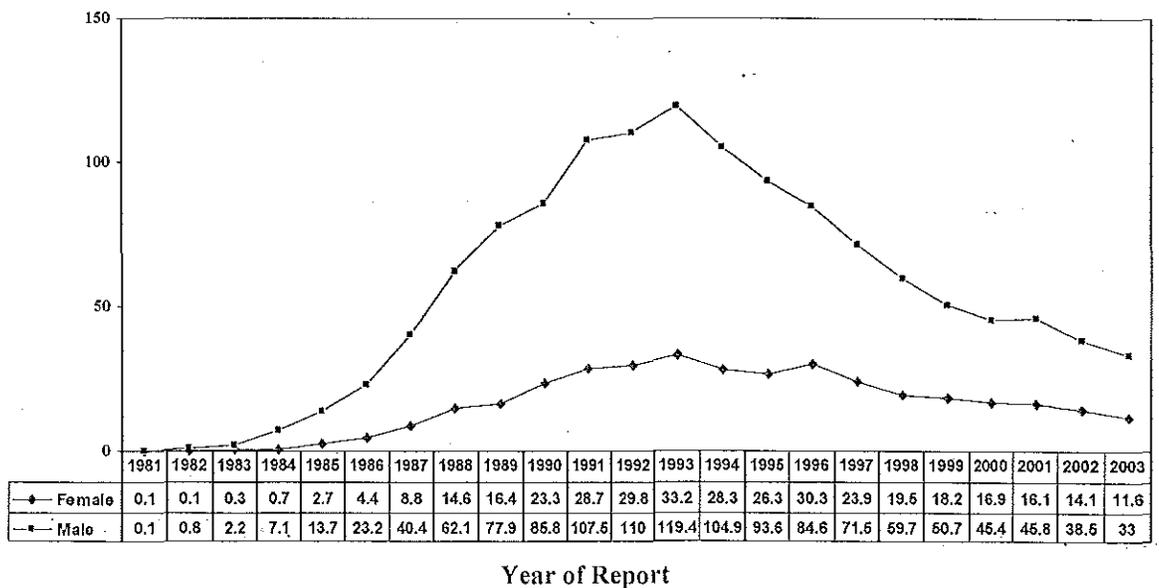
Number of Cases



Source: HIV/AIDS Surveillance Section, Division of Epidemiology, Puerto Rico Health Department  
 N=29,314 \* Cases reported through 10/30/2004.  
 Population estimates were obtained from the U.S. Bureau of the Census Database

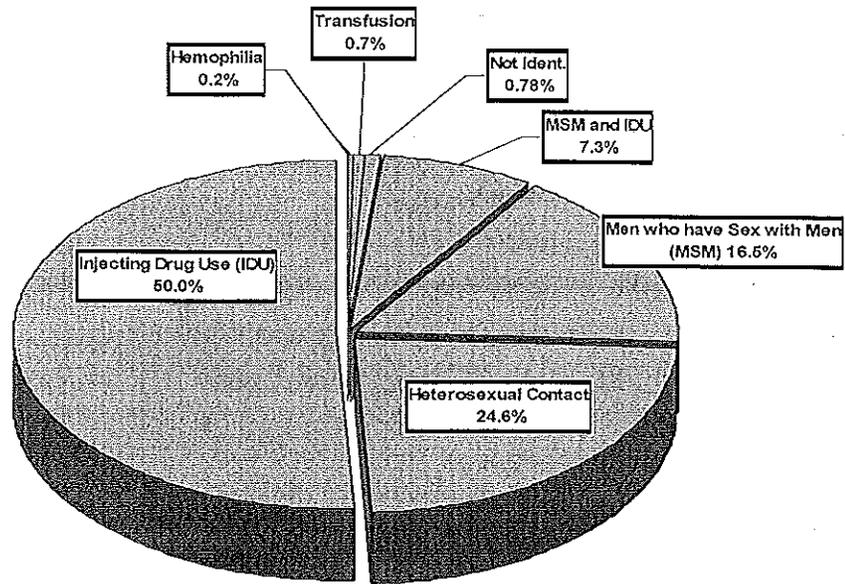
Distribution of AIDS-incidence by Year of Diagnosis and Gender, Puerto Rico, 1981-2003

Rate by



Source: HIV/AIDS Surveillance Section, Division of Epidemiology, Puerto Rico Health Department  
 N=29,314 \* Reported cases through 10/30/2004.  
 Population estimates were obtained from the U.S. Bureau of the Census Database

Distribution of AIDS-Cases by Exposure Categories, Puerto Rico, 1981-2003



Source: HIV/AIDS Surveillance Section, Division of Epidemiology, Puerto Rico Health Department  
N=29,088 Adults/Adolescents cases reported through 10/30/2004.

According to the US Census 2000, Puerto Rico has the highest poverty rate in the Nation. The following Table presents a comparison of poverty status among United States, Puerto Rico and Selected States:

Comparison Poverty Rates with Puerto Rico

Puerto Rico, USA and Selected States	Poverty Status
<b>Puerto Rico</b>	<b>48.2</b>
<b>USA</b>	<b>12.4</b>
Mississippi	19.9
New York	14.6
California	14.2
Florida	12.5
Illinois	10.7
New Jersey	8.5
Connecticut	7.9

Source: US. Census 2000

The 2000 US Census offers data that identified 1,818,687 individuals in Puerto Rico under the poverty level, which represents 46% of the population. Of the population under the poverty level 459,011 are children under 16 years; which puts in risk the future for economic and social development of Puerto Rico.

**B. Elderly Persons**

National demographic statistics evidence that the fastest growing minority group in the United States is Hispanics. The labor force is becoming more ethnically diverse. Hispanic population has been growing especially rapidly. According to the US Census Office reported this month that the Hispanic population increased to 37 millions in July 2001; an increase of 4.7% with respect April 2000, the highest increase of all the minority groups. The Hispanic population represents 13% of the total national population. Over the next decade, the number of working Hispanics will grow at more than twice the rate of the overall labor force. In Puerto Rico the population is composed of Hispanic minorities.

**Of the 1,818,687 individuals under the poverty rate 417,218 are 65 years and over representing 23 % of the poverty population in Puerto Rico. According to the US Census 183,500 persons age 65 and more live under the poverty rate in Puerto Rico this represents approximately 10% of the poverty population. The vast majority of the older persons that live under the poverty rate reside in rural municipalities that have limited job opportunities as well as limited resources. This number of older persons under the poverty rate (183,500) is 44% of the total older population 417,218. This high rate of older persons under the poverty rate presents a serious economic and social problem to the persons as well as to the governmental agencies that have to provide social benefits related to housing, health, transportation, caring services, medication, recreation activities, job opportunities, training and retraining and other services that represent a high cost to society.**

Data on the US Census 2000 provide that there are 816,328 family households in Puerto Rico. The average family income is \$28,462.00. Family incomes are from different sources such as follows:

Number persons with Social Security	Average Income from Social Security	Number of persons with Supplemental Assistance	Average Income Supplemental Assistance	Persons with income from Public Assistance	Average Income from Public Assistance	Number of persons with Retirement	Average Income from Retirement
426,429	\$7,359.	16,992	\$5,137.	253,358	\$2,266.	134,969	\$12,505.

From the above data we can conclude the following highlights related to the economic profile of the older population:

- The vast majority of the older population is receipts of Social Security.
- The average income provided by Social Security is below the poverty rate for a single family size by a difference of approximately \$5,000.00 under per year
- Approximately 40% of the total family incomes rely on income from public assistance programs.
- The average income of public assistance less than \$210.00 per month.
- The numbers of retired persons represent 33% of the older population.
- The average of income from retirement is below the poverty rate.

The economic activity generated by the older population in Puerto Rico is limited in which 14 out of 100 man age 65 and over are working, versus 3 out of every 100 women are working. The above analysis of income data reveals that the older populations in Puerto Rico have to combine various income sources to provide for ends means. **This economic data is clear of the urgent need to provide employment for the older population in Puerto Rico that will supplement their income and allow for economic self-sufficiency.**

The Baby Boomer generation is starting to enter the group of older persons and will be in the next two decades. The Baby Boomers represent 37% of the nation's total population. Puerto Rico is also becoming an aging society in which the first grout of the Baby Boomers started to enter age 50 in 1996; 50% to 75% of this generation plan to work part time during the retirement years. The Late Baby Boomers dedicate time in developing new skills and interests that lead to alternate careers. This same Late Baby Boomer group tends to be technologically focused in their work and homes. Between 2010 and 2030 there will be registered a higher amount of the older population in Puerto Rico.

In 1978, Negrón Portilla identified the major social problems that the older population in Puerto Rico is faced with:

- Lonesome;
- Extreme poverty;
- Inadequate housing;
- Poor health conditions;
- Lack of medical services;
- Low education achievement;
- Lack of recreational and transportation programs.

A recent study made by Sandra I. Perez Segarra, 1995 on "Level of Satisfaction with Life among Older Persons and the Level of Suicide"; concluded that the variable of employment is associated with satisfaction with life. According to George (1980) the social economic indicator is a significant factor of life satisfaction. Numerous studies indicate that older persons with limited financial resources tend to demonstrate lower level of satisfaction with life (George, 1980; Larson, 1978; Lebowitz, 1975; Quesada de Ayala,

1985). Studies also suggest that there is a relation with poverty and suicide behavior among older persons (Canetto, 1992; According to the U.S. Census there are in Puerto Rico 3,769,782 individuals of which 1,818,687 are under the poverty rate (48.2 %).

### **Poor employment history or prospects**

The majority of the older populations in Puerto Rico were employees of the Agricultural and Industrial Age which hold different skills and knowledge from the Information and Global Age in which the vast majority of the workforce is emerged in the 21<sup>st</sup> Century. The proposed project will provide the participants with basic technological training that will allow them to acquire technological working skills and be able to communicate on the Internet which is a means of global communication.

In a recent study on "Age and Related Behaviors in Total Quality Management" carried out in Puerto Rico by Dr. Miguel Martinez found that older persons are more resistant to changes in the work environment and team work. These behaviors can be attributed in part to the formation in the work years in which older persons were task directed and worked individually in accomplishing different tasks.

The educational level of the older persons is another factor that interferes with employment opportunities.

### **Identified needs of the elderly population**

- A woman has more needs when she reaches the age of 62 because she has less income and a greater tendency to live alone than men. For these reasons specific services must be offered.
- There is a great need of accessible housing.
- Due to the low income level of the elderly persons, it is necessary that resources be provided for rehabilitation of units, be it by owner or tenant.
- It is necessary to offer recreational and support activities for elderly persons in the different communities.
- It is necessary to offer adequate and accessible housing.
- It is necessary to offer the elderly the alternative of re-training and employment.
- Housing units are needed that are located near transportation hubs, commercial zones, pharmacies, medical facilities, among others.
- There exists a need for safer communities.
- It is necessary to improve the quality of rental housing.

## E. LEAD BASED PAINT HAZARDS

Title X of the 1992 Housing and Community Development Act established new requirements for Lead-Based Paint Hazard evaluation. 24 CFR Part 35, dated September 15, 1999, describes the requirements for notification, evaluation and reduction of lead based paint hazards in federally owned residential properties, and federal assistance housing. This new requirement applies to the four programs included in the Consolidated Plan, aimed specifically to units built before 1978. There are specific State requirements for rehabilitation activities, tenant-based rental assistance, new construction by owners, project-based rental assistance, acquisition of units, and public housing.

An interagency committee has been formed and will continue to evaluate the impact of the new regulations on the assisted activities covered by the Consolidated Plan. This committee is composed by state personnel from the Office of the Commissioner of Municipal Affairs, Puerto Rico Department of Housing, Puerto Rico Family Department, Puerto Rico Department of Health and representatives of local governments. This committee will identify and municipal representatives define future actions to comply with the Regulations Stated at 24 CFR Part 35.

In Puerto Rico, the population most at risk for lead poisoning is defined as children between the ages of 0-6 years and living in housing built prior to 1978. In addition, it is known that populations living below the poverty level are more likely to have other risk factors, which increase their risk of lead poisoning including poor nutrition and sub-standard housing. It is also well known that the incidence of lead poisoning is highly correlated with the age and condition of housing. Almost two third (60.98%) of Puerto Rico housing was built before 1980 and 35.8% was built before 1970, leaving only a 39.0% of the housing stock built after the banned of lead based paint regulation.

Thus, it is evident from the age of the housing stock in Puerto Rico that there is a high risk of lead poisoning. The problem of lead has stimulated an array of initiatives in recent years from the US Department of Housing and Urban Development to address various aspects of the challenge. Lead poisoning is significant public health's hazard to children particularly those living in the urban housing stock, most affected by lead contamination.

Federal regulations require that lead-contaminated dwelling units targeted for rehabilitation/renovation -- evidenced by flaking or chipped paint that generated dust -- must be made lead-free. When added to the numerous other extraordinary incremental expenses of rebuilding urban housing, this cost for lead abatement makes most potential residential rehabilitation projects prohibitively expensive, exceeding the likely economic value of the renovated property. Therefore, units remain blighted and full of lead.

The lead hazard reduction requirements would be conducted to any assisted housing and any paint disturbed during rehabilitation, and must be repaired. Safe work practices must be used during rehabilitation including the repair of disturbed paint. After the work is completed, the worksite must pass a clearance examination before occupants are allowed to return to the areas where the work was performed.

The new rule requires the actions mentioned below:

### **Notification**

The new regulation requires the provision of a written notice to occupants informing them of lead hazard evaluation or reduction activities. This notice will be provided to occupants, owner occupants, and purchasers of assisted properties. The notification advises about the potential presence and hazards of lead-based paint. Notification is achieved through the distribution of the EPA/HUD/CPSC lead based paint hazard information pamphlet. All property owners (both subsidized and market rate) must disclose available information about the presence of lead-based paint and provide prospective buyers/occupants with existing documentation on known lead-based paint hazards in the dwelling unit.

### **Visual Inspection**

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.

If the paint testing is needed, it will be conducted on specific surfaces, by XRF (x-ray fluorescence) or lab analysis, to determine the lead content of these surfaces, performed by a certified lead-based paint inspector or certified risk assessor. These resources are not available in the State HOME Program so they will be contracted, as they are needed.

Any paint disturbed during rehabilitation must be repaired, and safe work practices must be used during rehabilitation and the repair of disturbed paint. After the work is completed, the worksite must pass a clearance examination before occupants are allowed to return to areas where work was performed.

ARCO and the PRHFA advises their Section 8 participants, in the existing, voucher and moderate rehabilitation programs and HOME homeowners in the rehabilitation activity and rental rehabilitation tenants with brochures and counseling sessions about the risk of lead-base paint and the potential health hazards and liability issues from exposure to lead. The housing inspectors are HQS inspector trained in visual assessment. The responsibility for paint testing is bestowed to the property owner.

The PRPHA continues the lead based paint removal, at all their public housing modernization projects.

The CDBG program will design a Manual of Procedures that will be given to the municipality and will require that all reconstruction/rehabilitation project comply and certify that they are free of lead based paint. The procedures will be in direct alignment with the PR Public Housing Administration approach.

### III HOUSING MARKET ANALYSIS

#### A. GENERAL

##### Housing Market Analysis

The following tables show the number of housing units counted in the last seven Censuses from 1940 to the year 2000. The data collected for the past 60 years indicate that in the past 20 years, from the 1980 to the 2000 Censuses Puerto Rico get a steady annual growth of 1.9% in the housing production, but lower by a .4% for the last census, than for the 1990 Census.

##### COUNT OF HOUSING UNITS

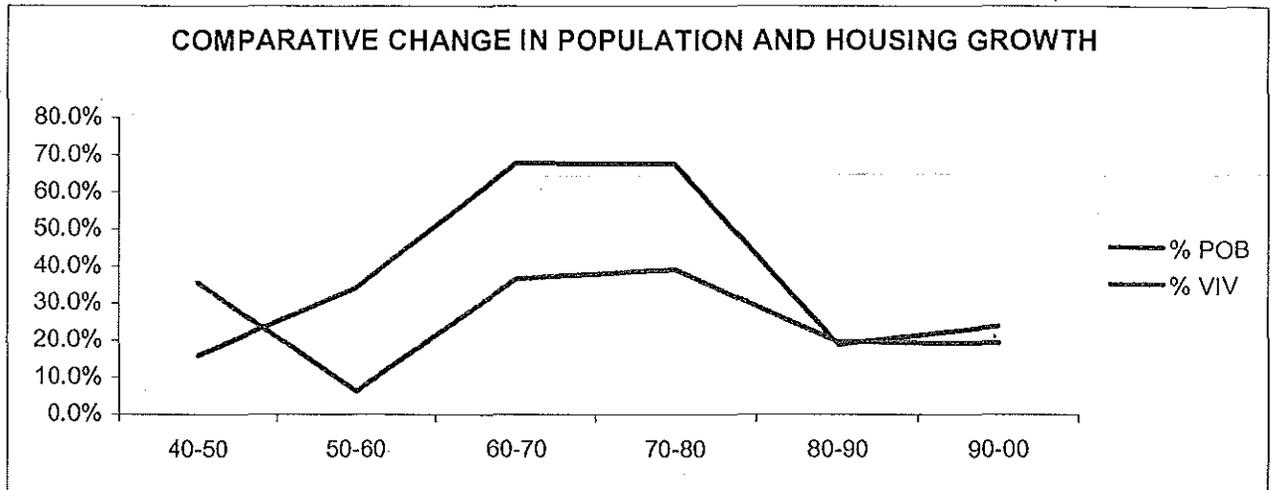
Census	Housing	Change
1940	361,888	35.6%
1950	490,564	6.4%
1960	521,959	36.7%
1970	713,713	39.2%
1980	993,678	19.7%
1990	1,188,985	19.3%
2000	1,418,476	

In order to see any significant trend in the housing market for Puerto Rico we must observe how these statistics compare with the population growth for the same period. Table below shows the number of persons counted in the last Censuses from 1940 to the year 2000. The data collected for the past 60 years indicate that in the past 20 years, from the 1980 to 2000 Censuses the population growth in the Island has been declining, after reaching the highest percentage increment of 17.9% in 1980 to a decrease of 7.7% in 1980-90, to a 2.1% in 1990-00.

##### CENSUS OF POPULATION

Census	Population	Change
1940	1,800,965	14.8%
1950	2,066,714	13.7%
1960	2,349,544	15.4%
1970	2,712,033	17.9%
1980	3,196,520	10.2%
1990	3,522,037	8.1%
2000	3,808,610	

The graph and table below provides a graphical representation of the housing and population changes observed during the 1940-2000 census counts and data to compare the changes in the housing stock for Census 1990 and Census 2000.



From this analysis, are evident several positive trends. First, the increase in the number of occupied housing units in the amount of 206,401 dwellings for a 19.6%, .3% more than the increment made by the total housing units for the same period. The second positive trend was the increased owner occupied housing units, in the amount of 159,536 units, for a 21.0% for the same period. The percentage of owner occupied housing in 1990 was 72.1%, surpassed in the year 2000 by .8%, reverting the trend observed during the 1980-90 Censuses.

#### COMPARATIVE TRENDS AT HOUSING STOCK FOR 1990-2000 CENSUS

ITEM	1990	%	2000	%	CHANGE	%
Total Housing Units	1,188,985	100.0	1,418,476	100.0	229,491	19.3%
Occupied Housing Units	1,054,924	88.7	1,261,325	88.9	206,401	19.6%
Owner Occupied Housing Units	760,233	72.1	919,769	72.9	159,536	21.0%
Renter Occupied Housing Units	294,691	27.9	341,556	27.1	46,865	15.9%
Vacant Housing Units	134,061	11.3	157,151	11.1	23,090	17.2%
For Rent	23,039	17.2	27,363	17.4	4,324	18.8%
For Sale	13,515	10.1	16,248	10.3	2,733	20.2%
Sold or Rented Not Occupied	44,980	33.6	12,710	8.1	(32,270)	(71.7%)
Other Vacant	52,527	39.2	100,830	64.2	48,303	92.0%
Average Household Size for Owner Occupied units	3.36		3.00		(0.36)	(10.7%)
Average Household Size for Renter Occupied units	3.17		2.94		(0.23)	(7.3%)

We might suggest three (3) Federal decisions toward this tendency. First, the refusal of HUD to continue subsidizing multifamily rental projects, turning them into homeownership condominiums and the homeownership opportunities provided by the HOME program, in 1992. In a minor share, the conversion of public housing into homeownership. All these decisions, certainly affected the availability of rental housing, diminishing the current occupancy from a 27.9% in 1990 to a 27.1% in the year 2000.

The market analysis proves the eternal tradeoff: How much rental housing should be sacrifice in order to provide homeownership opportunities? and How many rental units should be in balance with homeownership occupancy?

From the Housing Market Study performed by *Estudios Técnicos, Inc.* at the "Implication for the Rental Market" we quote:

*Although the study does not explicitly forecast demand for rental housing, the general findings in the study bear some implications for that important segment of the housing market. Unfortunately, there are no detailed data of rental housing units by municipality and rental price in Puerto Rico, which impedes a thorough analysis of market dynamics. However, aggregate data are available in the various censuses, and may be complemented for analytical purposes with the forecast of housing needs and housing demand presented in this report.*

*The high rate of home-ownership in Puerto Rico – currently around 73% - implies a relatively low demand for rental housing; about 27% of households live in rented units. This is, however, not a trivial number. With projected annual demand for 20,641 units over the next five years, the current split of own-rent households implies an annual demand for nearly 5,600 units. This amounts to nearly 28,000 units over the first half of the current decade.*

*Most of the demand for rental housing arises from two types of households: very young households who will not become aspiring homeowners for several years and must necessarily rent, and very low-income households that find it difficult to acquire even a subsidized housing unit. A smaller segment of the market is accounted for by transient population, such as persons residing temporarily at a particular location, and by people in transition, such as divorced individuals.*

*The projections of demand for housing in this study show that close to 5,700 units are demanded in the bottom end of the market; units priced at \$50,000 or less. Since such units are unlikely to be produced, even with government support, these households are likely candidates for the rental market. It is interesting that this number roughly matches the annual demand for rental housing suggested by the 73%-27% split between own and rent households.*

*If, as suggested by these numbers, the Puerto Rico rental market is predominantly a social-interest housing market, then the question arises of whether private developers and operators may be expected to supply the needed units. Recent experience leaves little room for optimism in this respect, since owners have been withdrawing units from government-subsidized rental programs such as Plan 8.*

*The thrust of the government's housing policy (both federal and local) is currently to support ownership as opposed to rental. Yet, there will always be a segment of the market that will better served by rental housing, because some households can contribute nothing to the purchase of a residence. Policymakers and industry leaders must find new ways to ensure that adequate housing will be supplied as needed in this market segment.*

The vacant units in the 1990 Census showed a share decrease from 17.3% to 17.1% for the 2000 Census, thus increasing the number of vacant units in the ten-year period in the amount of 23,090 dwellings. The share for units for sale and units for rent increased also from 10.1% and 10.3% in the first case and from 17.2% to 17.4% in the second case, respectively. These figures demonstrate an active market activity, when we observe that the number of sold or rented units not occupied for the same period diminished from 33.6% in 1990 to a sharp downward of 8.1%. Buyers and renters did not wait long to occupy their home.

Does the housing market support the current housing demand? No, again, according to the Housing Market Study performed by *Estudios Técnicos, Inc.* They forecasted a housing demand deficit of 49,432 units for the 2002-2006-time period, thus suggesting that the 43,611 units available for sale and rent during April 1<sup>st</sup>. 2000 were already occupied.

## **B. HOMELESS FACILITIES**

An understanding of the homeless population in Puerto Rico is of vital importance at the moment of establishing goals, objectives and strategies to address their needs.

The majority of the homeless population is physically and mentally ill. Not only do they lack a place to sleep and rest in a healthful environment, but lack adequate nourishment as well as facilities for personal hygiene. Homeless persons also lack opportunities for training conducive to employment, and do not participate in community activities.

An interagency support group has been established to work in the identification and the meeting with the special needs of the homeless. This group includes State and Municipal government agencies as well as the private sector and the not-for-profit organizations. The list and level of participation is detailed in the **Table Continuum of Care Organizations and Level of Participation in the Planning Process**, below.

	ORGANIZATION NAME	MUNICIPALITY	CLIENTELE	TYPE				CLIENTS	SERVICE PROVIDED
				SHELTER	DAY CARE	MEAL DISTRIBUTION	PREVENTION		
1	Albergue el Paraíso, Corp.	SAN JUAN	H			x		1,200	Food, shower, clothing and shoes.
2	Albergue La Providencia, Inc.	PONCE	SIDA	X				35	Housing food, social work, and medical care to persons of both sexes with HIV/AIDS.
3	Amor A Puertas Abiertas, Inc.	HATILLO	D/AU			X		1,500	Food, shower and shoes, personal hygiene, prevention, orientation, social/spiritual support and referred to government agencies.
4	Asociación de Familiares y Amigos de Pacientes con SIDA, Inc.	LUQUILLO	SIDA	X				59	Shelter, food, shower, assistance to persons with HIV/AIDS, mental health, social work, medical services, laboratories, personal hygiene, prevention, orientation and social/spiritual support.
5	Asociación Pro Juventud y Comunidad de Barrio Palmas, Inc.	CATAÑO	H			x		155	Food, shower, social work, medical services, assistance to persons with HIV/AIDS laboratories, personal hygiene, prevention, orientation and social/spiritual support.
6	Casa de la Bondad, Inc.	HUMACAO	VD	x				72	Shelter to abuses women and their children, food, shower, assistance to persons with HIV/AIDS, mental health, social work, medical and nursing services, prevention and orientation.
7	Casa Del Peregrino Aguadilla, Inc.	AGUADILLA	H	x				1,560	Shelter, food, shower, assistance to persons with HIV/AIDS, mental health, treatment to homeless persons addicted to drugs and alcohol, social work, medical and nursing services, prevention and orientation.
8	Casa Ismael, Inc.	TOA BAJA	SIDA	x				202	Shelter to homeless and assistance to persons with HIV/AIDS.
9	Casa Joven del Caribe, Inc.	TOA ALTA	H		X			1,040	Food, shower, assistance to persons with HIV/AIDS, social work, mental health, medical services.
10	Casa La Providencia, Inc.	SAN JUAN	D/AU	x				120	Shelter and rehabilitation services for women addicted to drugs and alcohol, food, shower, social work, medical services, mental health,

									assistance to persons with HIV/AIDS.
11	Casa Misericordia - Hogar Fuente de Vida	BAYAMÓN	H					60	Food, shower and medical services.
12	Casa Protegida Julia de Burgos, Inc.- Aguadilla	AGUADILLA	VD	x				60	Temporary shelter, food, shower, social work, support services, prevention, counseling and crisis intervention for abused women and their children.
13	Casa Protegida Julia de Burgos, Inc.- Ponce	PONCE	VD	x				60	Temporary shelter, food, shower, social work, support services, prevention, counseling and crisis intervention for abused women and their children.
14	Casa Protegida Julia de Burgos, Inc.- San Juan	SAN JUAN	VD	x				320	Temporary shelter, food, shower, social work, support services, prevention, counseling and crisis intervention for abused women and their children.
15	Centro Clínico Nuevas Actitudes	CAGUAS	SIDA	X				65	Shelter, food, shower, assistance to persons with HIV/AIDS, mental health, treatment to homeless persons addicted to drugs and alcohol, assistance obtaining permanent housing, social work and medical.
16	Centro Cristiano Hija de Jairo, Inc.	GUAYAMA	VD	x				250	Temporary shelter, food, shower, assistance obtaining permanent housing, social work, support services, prevention, counseling and crisis intervention for abused women and their children.
17	Centro Cristiano Yo Me Levantaré, Inc.	BAYAMON	D/AU	x				75	Temporary shelter, food, social work, rehabilitation and treatment to homeless persons addicted to drugs and alcohol and medical services.
18	Centro de Amor El Elión, Inc.	CATAÑO	D/AU				x	1,218	Food to homeless persons.
19	Centro de Ayuda Social, Inc.	SAN JUAN	H				X	365	Food, shower, assistance, social work, medical services and assistance to persons with HIV/AIDS.

20	Centro de Orientación Vocacional Nuestra Señora del Consuelo, Inc.	SAN JUAN	SM	X				48	Food, shower, social work, medical care, personal hygiene and social orientation to single mother.
21	Centro de Servicios Comunitarios Vida Plena, Inc.	SAN JUAN	H			X		2,400	Food, shower, assistance to persons with HIV/AIDS, mental health, treatment to homeless persons addicted to drugs and alcohol, assistance obtaining permanent housing, social work and medical care.
22	Centro Deambulantes Cristo Pobre, Inc.	PONCE	H			X		189	Food, shower, assistance to persons with HIV/AIDS, assistance obtaining permanent housing, social work, medical care and job placement.
23	Centro Misionero Mundial de Jesucristo, Inc.-Coamo	COAMO	D/AU	X				153	Shelter for the homeless, persons with addiction to drugs and alcohol, persons with non terminal HIV/AIDS, food, shower, assistance obtaining permanent housing, social work, medical care and job placement.
24	Christian Community Center, Inc.	SAN JUAN	H			x		1,753	Food, medical care, personal hygiene and social orientation, clothing and pharmacy.
25	Concilio de la Comunidad para Ayudar a Resolver los Problemas de la Vida	SAN JUAN	H		X			1,025	Food, shower, social work and assistance obtaining permanent housing.
26	CORDA de Puerto Rico, Inc.(A)	HUMACAO	D/AU	X				170	Shelter for the homeless, persons with addiction to drugs and alcohol, prevention, food, shower, assistance obtaining permanent housing and social work.
27	Corporación Hogar Santa María Eufrasia Pellestier	ARECIBO	SM	X				16 Jóvenes y 18 Bébes	Temporary shelter, food, shower, medical care, social work, child care and support for pregnant teenagers.
28	Corporación La Fondita de	SAN JUAN	H		X			1,908	Food, shower, laundry, public assistance, primary health, social work, referred to

	Jesús								government agencies and personal hygiene.
29	Corporación para el Desarrollo de Servicios Sociales y Comunitarios Shalom "Centro de Servicios al Deambulante"	JUNCOS	H		X			1,128	Prevention, food, shower, medical care, assistance to persons with HIV/AIDS and job placement.
30	Cuerpo Evangelístico Yo Soy La Vid, Inc.	CAGUAS	D/AU	X				80	Temporary shelter, food, shower, treatment for persons addiction to drugs and alcohol, social work, medical services, job placement, social and sports activities and orientation.
31	Dame Una Mano de Ayuda, Inc.	CAROLINA	H			X		960	Food, personal hygiene and orientation to homeless persons
32	El Arca Hogar para Mujeres	RIO GRANDE	RA	X				192	Shelter for homeless women with addiction to drugs and alcohol.
33	El Mesón de la Misericordia, Inc.	GUAYNABO	D			x		113	Food, medical care and social work.
34	Estancia Corazón, Inc.	MAYAGUEZ	SIDA	x				68	Shelter, food, shower, assistance to persons with HIV/AIDS and social work.
35	Fondita Divino Niño Jesús, Inc.	AIBONITO	H			X		40	Food, shower, treatment for persons with addiction to drug and alcohol and assistance obtaining permanent housing.
36	Forjando Un Nuevo Comienzo, Corp.	GUAYNABO	H			X		248	Food, shower, treatment for persons with addiction to drugs and alcohol, social work and job placement.
37	Fundación de Desarrollo Comunal de PR (FUNDESCO) -Albergue Los	CAGUAS	H	X				170	Shelter for the homeless, prevention, food, shower, mental health, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing and social work, medical care, service for homeless with HIV/AIDS, job placement and

	Peregrinos								transportation.
38	Fundación UPENS, Inc.	VEGA BAJA	D/AU	X				198	Shelter for the homeless, food, shower, mental health, treatment for persons with addiction to drugs and alcohol, social work and service for homeless with HIV/AIDS.
39	Hermanas de Jesús Mediador	BAYAMON	H			x		297	Food, shower and counseling.
40	Hogar Católico Divino Niño Jesús, Inc.	TOA BAJA	D/AU	x				125	Shelter, food, shower, mental health, treatment for persons with addiction to drugs/ alcohol and detoxification.
41	Hogar Agua y Vida en el Desierto, Inc.	COROZAL	SIDA	X				70	Shelter for the homeless, food, shower, mental health, and service for homeless with HIV/AIDS.
42	Hogar Albergue R.U.T. (O.B.R.A.S.) Inc.	MAYAGUEZ	H	x	x			78	Shelter for the homeless, prevention, food, shower, assistance obtaining permanent housing and social work, medical care and service for homeless with HIV/AIDS.
43	Hogar Clara Lair, Inc.	MAYAGUEZ	VD	x				204	Temporary shelter, food, shower, assistance obtaining permanent housing, social work, support services and counseling and crisis intervention for abused women and their children.
44	Hogar Crea, Inc.	TRUJILLO ALTO	SIDA	X				96	Shelter, food, shower, mental health, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing and social work, medical care, service for homeless with HIV/AIDS, child care, transportation, education, medical care and laboratories.
45	Hogar de Envejecientes Irma Fe Pol Mendéz	LARES	E	x				420	Shelter, food, shower, mental health and medical care for elderly.

46	Hogar del Buen Pastor, Inc.	SAN JUAN	H	x					135	Shelter, prevention, food, shower, mental health, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing and social work, service for homeless with HIV/AIDS, job placement and transportation.
47	Hogar Dios es Nuestro Refugio, Inc.	GUAYNABO	D/AU	x					72	Shelter, food, shower, mental health, treatment for persons with addiction to drugs and alcohol, social work and medical care.
48	Hogar El Buen Samaritano, Inc.	GURABO	D/AU	x					432	Shelter, food and treatment for persons with addiction to drugs and alcohol.
49	Hogar El Camino a la Salvación II, Inc.	BAYAMON	D/AU	x					360	Shelter, and rehabilitation of men with addiction to drugs and alcohol.
50	Hogar Fortaleza del Caído, Inc.	LOIZA	SIDA	x					195	Shelter, food, shower, mental health, social work and medical care.
51	Hogar Fuente de Vida, Inc. - Varones	JUNCOS	D/AU	x					72	Shelter, food, shower, mental health, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing and social work, medical care and service for homeless with HIV/AIDS.
52	Hogar Justicia, Esperanza, Salud, Unión y Sonrisa (Hogar JESUS), Inc.	AÑASCO	D/AU	X					30	Shelter, food, shower, mental health, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing and social work, medical care, service for homeless with HIV/AIDS, job placement and referred to other agencies.
53	Hogar Juvenil Emmanuel, Inc.	AGUAS BUENAS	D/AU	X					288	Shelter, food, shower and treatment for persons with addiction to drugs and alcohol.
54	Hogar María del Carmen, Inc.	AGUADA	D/AU	x			X		492	Shelter, food, shower, mental health, social work, medical care and other.
55	Hogar Nueva Mujer Santa María de la	CAYEY	VD	x					220	Temporary shelter, food, social work, support services, counseling and crisis intervention for abused women and their children.

	Merced, Inc.								
56	Hogar Nuevo Pacto, Inc.	JUNCOS	D/AU	x				96	Shelter, food, shower, treatment for persons with addiction to drugs and alcohol, social work, medical care and service for homeless with HIV/AIDS.
57	Hogar Padre Venard, Inc.	SAN JUAN	H			X		504	Food, shower, medical care and service for homeless with HIV/AIDS.
58	Hogar Posada La Victoria, Inc.	TOA ALTA	D/AU	x				170	Shelter, treatment for women with addiction to drugs and alcohol, social work, medical care and job placement.
59	Hogar Renovados en Cristo, Inc. #1	BAYAMON	D/AU	x				340	Shelter, food, shower, treatment for persons with addiction to drugs and alcohol, social work and transportation.
60	Hogar Renovados en Cristo, Inc. #2	AGUAS BUENAS	D/AU	x				150	Shelter, food, shower, treatment for persons with addiction to drugs and alcohol, social work and transportation.
61	Hogar Resurrección, Inc.	CAGUAS	D/AU	x				393	Shelter, prevention, food, shower and treatment for persons with addiction to drugs and alcohol, social work and job placement.
62	Hogar Ruth para Mujeres Maltratadas, Inc.	VEGA ALTA	VD	x				564	Temporary shelter, food, legal assistance, social work, support services, counseling and crisis intervention for abused women and their children.
63	Hogar San José, Inc. Comunidad Terapéutica	LUQUILLO	D/AU	X				225	Shelter for men , treatment for persons with addiction to drugs and alcohol and job placement.
64	Hogar Santísima Trinidad	TOA ALTA	D/AU	x				55	Shelter for the homeless, prevention, food, shower, mental health, treatment for persons with addiction to drugs and alcohol, , assistance obtaining permanent housing and social work, medical care, service for homeless with HIV/AIDS, job placement and transportation.
65	Hogar Un Nuevo Camino, Inc.	GUAYAMA	D/AU	x				218	Shelter, and treatment for persons with addiction to drugs and alcohol.

66	Iniciativa Comunitaria de Investigación, Inc.	SAN JUAN	D/AU	x				510	Temporary shelter for women, prevention, food, shower, treatment for persons with addiction to drugs and alcohol, social work, medical care and day care.
67	La Perla de Gran Precio, Inc.	BAYAMON	SIDA	x				852	Shelter, food, shower, mental health, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing and social work, medical care, service for homeless with HIV/AIDS, child care and transportation.
68	La Tierra Prometida, Inc.	AGUADILLA	D/AU	x				100	Shelter, prevention, treatment for men with addiction to drugs and alcohol, , assistance obtaining permanent housing and social work and job placement.
69	Logros de Puerto Rico, Inc.	PONCE	H			x		350	Day care for homeless, prevention, assistance obtaining permanent housing and social work, orientation and referred for other agencies.
70	Ministerio de Restauración Amigos de Jesucristo	SAN LORENZO	H	X				150	Shelter, food, shower, treatment for persons with addiction to drugs and alcohol, social work and medical care.
71	Ministerio de Restauración Cristo Mi Fortaleza, Inc.	YABUCOA	D/AU	X				320	Shelter, food, shower and treatment for persons with addiction to drugs and alcohol and service for homeless with HIV/AIDS.
72	Ministerio en Jehová serán Provistos Sida Pediátrico, Inc. (Proyecto Casa Mía-Casa Tuya)	HATILLO	H	x				18	Prevention, food, shower, social work, medical care and service for homeless with HIV/AIDS.
73	Ministerio Renovaos en el Espíritu de Vuestra Mente, Inc.	GUAYNABO	D/AU	X				40	Shelter, food, shower, mental health, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing and social work.

74	Misión Betesda, Inc.	ARECIBO	D/AU	x				35	Shelter, food, shower, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing, social work, medical care and job placement.
75	Misión Rescate, Inc. Arecibo	ARECIBO	D/AU	X				42	Shelter, food, shower, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing, social work, medical care and job placement.
76	Misión Rescate, Inc. - Mayagüez	MAYAGUEZ	D/AU	X				53	Shelter, food, shower, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing, social work, medical care and job placement.
77	Misión Rescate, Inc. - Sabana Grande	SABANA GRANDE	D/AU	X				20	Shelter, food, shower, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing, social work, medical care and job placement.
78	Municipio Autónomo de Cidra	CIDRA	H			x		2,098	Food, prevention, shower, mental health, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing, social work and medical care.
79	Municipio de Aguada	AGUADA	H			x		240	Food, shower, assistance obtaining permanent housing, social work and clothing.
80	Municipio de Comerío	COMERIO	H			x		324	Food, shower, mental health, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing and social work.
81	Municipio de San Sebastián	SAN SEBASTIAN	H	x				106	Shelter, food, shower, mental health, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing, social work and, medical care.
82	Municipio de Utuado	UTUADO	H			x		35	Shelter, food, shower, mental health, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing, social work, medical care, service for persons with HIV/AIDS and job placement.
83	New Life for Girls, Inc. - Hogar Fuente	BAYAMÓN	D/AU	X				144	Shelter, food, shower, mental health, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent

	de Vida								housing, social work, medical care and service for homeless with HIV/AIDS.
84	Programa de Apoyo y Enlace Comunitario, Inc.	AGUADA	H				x	72	Counseling to victims of domestic violence and persons addicted to drug or alcohol and referred to government agencies.
85	Proyecto de Actividades Sociales para Deambulantes y la Niñez, Inc.	GUAYAMA	H			x		1,600	Food
86	Proyecto La Nueva Esperanza, Inc.	AGUADILLA	H				x	74	Food, shower, social work, medical care and referred to government agencies or rehabilitation program.
87	Proyecto Oasis de Amor, Inc. Damas - Bayamón	BAYAMON	SIDA	X				66	Shelter, treatment for persons with addiction to drugs and alcohol, social work, medical care and service for homeless with HIV/AIDS.
88	Proyecto Oasis de Amor, Inc. Varones - Bayamón	BAYAMON	SIDA	X				170	Shelter, treatment for persons with addiction to drugs and alcohol, social work, medical care and service for homeless with HIV/AIDS.
89	Proyecto Oasis de Amor, Inc. Varones - Santurce	SANTURCE	H	X				140	Shelter, treatment for persons with addiction to drugs and alcohol, social work, medical care and service for homeless with HIV/AIDS.
90	Puertas de Esperanza de Manatí (PUEDEM)	MANATI	H			x		169	Food, shower, assistance obtaining permanent housing, social work, medical care and referred to other program.
91	Silo Misión Cristiana, Inc.	VEGA BAJA	RA	X				480	Shelter, treatment for persons with addiction to drugs and alcohol, social work and service for homeless with HIV/AIDS.
92	Teen Challenge - Aguadilla	AGUADILLA	D/AU	X				10	Shelter, food, shower, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing, social work and

									job placement.
93	Teen Challenge - Arecibo	ARECIBO	D/AU	X				10	Shelter, food, shower, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing, social work and job placement.
94	Teen Challenge - Buena Vista	BAYAMÓN	D/AU	X				50	Shelter, food, shower, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing, social work and job placement.
95	Teen Challenge - Casa Vida	BAYAMÓN	SIDA	X				100	Shelter, food, shower, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing, social work and job placement.
96	Teen Challenge de PR-Caguas, Inc.	CAGUAS	D/AU	X				7	Shelter, food, shower, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing, social work and job placement.
97	Teen Challenge- Río Piedras	SAN JUAN	D/AU	X				25	Shelter, food, shower, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing, social work and job placement.
98	The Rock City of Refugee, Inc.	LAS PIEDRAS	D/AU	X				432	Shelter, food, shower, treatment for persons with addiction to drugs and alcohol, assistance obtaining permanent housing and social work, medical care and job placement.
99	Travelers Aid of Puerto Rico	CAROLINA	VD				x	1,120	Prevention, counseling and social work.

## **C. SPECIAL NEED FACILITIES AND SERVICES**

This section describes, to the extent where the information is available, the facilities and services that assist persons who are not homeless, but who require supportive housing and programs to ensure appropriate supportive housing to persons returning from mental and/or physical health institutions.

### **Victims of Domestic Violence**

The Department of the Family provides primary services. Cases received by the Department are eventually referred to not-for-profit organizations which provide necessary support services such as: orientation, temporary and transitory shelter, mental health, child care, food services, transportation and escort to medical appointments, emotional therapy and psychological services, educational talks, and employment training.

### **Persons with HIV/AIDS and their families**

The Department of Health covers many of the specific needs for this population. In addition, not-for-profit organizations provide services such as: housing, food services, social work, medical services to both sexes, services to women and their children, orientation and counseling, emotional therapy, referrals to mental and physical health professionals, vocational training and continuum of care.

### **Persons with Disabilities**

The Department of Education provides decent services adapted to the needs of the persons with disabilities. These services are provided at specialized centers designed to serve this specific population. All services are provided by personnel trained to work with disabled persons.

The Department of Health offers physical and mental health services to persons with disabilities.

Municipal governments and local health centers provide medical equipment, medication, medical treatment, accessible physical and mental health services, and transportation in order to obtain services, employment training, employment opportunities, and rehabilitation and occupational therapy programs.

The Department of Housing provides housing adapted to the needs of persons with disabilities, ensuring that units are located in the vicinity of health and transportation centers.

### **Veterans**

Most veteran services are provided by the U.S. Veterans Administration. These services are provide by medical facilities and outreach centers, and include: mental and physical health services, ambulatory medical treatment, hospitalization, medication, food services,

rehabilitation, employment training, employment opportunities, support services to improve family relations, economic assistance and continuum of care, among others.

The Department of Housing provides housing to veterans. Units are located in the vicinity of health and transportation centers.

### Abused Children

The Department of Health and the Division of Rehabilitation Services provide medical and rehabilitation services through the Department's seven pediatric centers.

The Department of Education provide specialized services to meet the needs of the abused children, which include social orientation, tutoring, orientation and counseling to the child and family and referral to the Department of Health in the case of conditions identified by docents.

### Persons with addiction to drugs and alcohol

Most services aimed at this population are provided by not-for-profit centers and organizations. Services include rehabilitation, temporary shelter, food services, personal cleanliness, emotional therapy, orientation and counseling and prevention talks. Some facilities are specifically designed for women.

#### LISTING OF THE NAMES AND TYPES OF ORGANIZATIONS INVOLVED IN THE CoC

Specific Names of CoC Organizations / Persons	Geographic Area	Subpopulations Represented (G, SMI, SA, Y, VETS, HIV, DV)
<b>STATE AGENCIES / REPRESENTATIVES:</b>		
1. Department of the Family	Balance of State	G, SA, Y, HIV, DV
2. State Police Department	Balance of State	G
3. Department of Health	Balance of State	G, HIV/AIDS
4. Department of Education	Balance of State	G, Y, (including handicapped)
5. Housing Department	Balance of State	G
6. Department of Labor & Human Resources	Balance of State	G, Vets (persons with handicaps)
7. Department of Corrections & Rehabilitation	Balance of State	G, SA
8. Mental Health & Anti-Addiction Service Administration	Balance of State	SMI, SA, HIV/AIDS, Y
9. Office of the Governor	Balance of State	G
10. Puerto Rican Office of the Ombudsman for Veteran's Affairs	Balance of State	VETS
11. OCMA	Balance of State	G
12. Office for the Coordination of Services for Disadvantaged Communities	Balance of State	G (Low Income Resident)
13. Offices for Drug Control	Balance of State	G, SA, HIV/ AIDS

<b>PRIVATE SECTOR:</b>		
<b>For Profit:</b>		
Triple SSS Insurance	Balance of State	G
Resources Inc.	Balance of State	G
Mercedes Rodríguez	Balance of State	G
<b>Non-Profit Organizations:</b>		
Golstein & Levis Foundation	Balance of State	G
Coalition for the Support of Homeless Persons of San Juan	San Juan, P.R.	SA, HIV / AIDS, Y, SMI, VETS, DV
Office of The Archbishop of San Juan	San Juan, P.R.	G, SA, HIV / AIDS, Y, SMI, VETS, DV
Hogar Padre Bernard	San Juan, P.R.	G, SA, HIV / AIDS, Y, SMI, VETS, DV
Puente de Paz	Sabana Seca	SA
Casa Ismael	Toa Baja	G
Hogar Fortaleza del Caído	Loíza	SA, VETS, Y, HIV
Hogar Agua y Vida en el Desierto	Corozal	HIV, DV, SA, VETS
Casa de Todos	Yauco	DV
PUEDEM	Manatí	SA
Hogar de Envejecientes Irma Fe Pol	Lares	G

<b>Specific Names of CoC Organizations / Persons</b>	<b>Geographic Area</b>	<b>Subpopulations Represented (G, SMI, SA, Y, VETS, HIV, DV)</b>
<b>STATE AGENCIES / REPRESENTATIVES:</b>		
Méndez	Utuaado	
Centro Deambulante Utuaado	Toa Baja	HIV, SA
Hogar Divino Niño Jesús	Arecibo	G
Posada san Felipe	Humacao	G
Casa de la Bondad	Camuy	G
Centro de Envejecientes Manuel Acevedo Rosario	Aibonito	G
Fondita Divino Niño Jesús	Comerio	G
La Fondita Juan Bosco	Vega Baja	G
Programa Mano Amiga	Carolina	G
Silo Misión Cristiana	Arecibo	G
Hogar Carmen Laura	Carolina	G
Teen Challenge	Arecibo	SA
Hogar Santa María	Carolina	SMI, V, SA, DV
Hermanas Carmelitas Teresa de San José	Loíza	Y
El Verde Home Care	Río Grande	G
Hogar Eugenia	Carolina	G
Casa Betsan	Utuaado	G
Alianza Amor	Lares	G
Hogar Geriátrico Emanuel	Camuy	G
Ministerio de Restauración Cristo Mi Fortaleza	Yabucoa	G
Carolans Home	Río Grande	SA
Sociedad San Vicente de Paul	Vega Baja	SMI, VA
Fundación UPENS	Vega Baja	SA, HIV, Y
Hogar Santa Maria Eufrosia	Arecibo	DV, Y
Hogar de Niños Fe, Amor y Esperanza	Quebradillas	Y

Centro Reambulantes Genesaret	Añasco	SA
Teen Challenge	Corozal	HIV, SA, Y
The Rock City of Refugee	Las Piedras	SA
La Tierra Prometida del Centro de Rehabilitación Cristiano	Aibonito	SA
Hogar Nuevo Pacto	Juncos	SA
Hogar Colinas Verdes	Lares	HIV, DV, VA
Hogar Crea	Manatí	SA

#### D. BARRIERS TO AFFORDABLE HOUSING

Income limitations turn to be the main barrier for affordable housing in Puerto Rico. The lack of purchasing power of low-income families in the Island push the government to institute several programs to attend this sector of the population that could not raise the equity needed for a down payment and closing costs. In order to get an affordable mortgage payment, the government should draw a significant amount of funds to subsidize the down payment to make the home affordable.

On the other hand, the high cost of housing construction is affected, or added by public policies, including tax policies, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that have an effect on the return on residential investment, and a restricted sale price that is not an attractive incentive for affordable housing construction.

Therefore, the obligated question is, How much affordable is affordable housing? A sound, safe and decent home, to be affordable, has to be modest, sober and energy efficient. In order to meet these criteria, affordable housing has to deal with the following barriers.

Real estates taxes: The PRDH should press on the Legislature to approve legislation forgiving any past uncollected taxes or any prospective tax collection on vacant land or property that could be converted into affordable housing. This incentive will allow starting construction in empty or dilapidated urban spots.

Land use controls: The PRDH should ask the Planning Board to consider favorable, all affordable housing land use consultations presented to them, even they might show a land use conflict with other compatible uses, such as commercial, light industrial, parks and recreation.

Zoning ordinances: How much residential is a residential district? How much mixed uses are going to be tolerated to allow low-income residents to be self-sufficient? Affordable housing is for low-income families, so an important barrier to remove is the residential use of the assisted property, to allow some income earning activity.

Building codes: another issue is structural soundness of the building. Public policy has turned into earthquake awareness. For the past fifteen years, Puerto Rico has been hit by eight hurricanes and building code enforcement has been the critical issue for the lack of survivability of low income housing. Floods have damaged houses built in wood, not in concrete. Building code enforcement is a must, at a reasonable cost.

Fees and charges: impact fees are the new income generating approach for urban development. The Puerto Rico Department of Education, Puerto Rico Department of Recreation and Sports, Electric Power Authority, Water and Sewer Authority, and the Highway and Transportation Authority are some of the public agencies that levied impact fees on new residential developments. The need for infrastructure development is a must, but not at the expense of affordable housing. Affordable housing should contribute with no more than half the fees levied for infrastructure development.

Growth limits: housing developers have expressed that walk-up complexes are cost effective for development because hard costs could be lowered by unit built. As a marketability fact, this kind of project has been very attractive to young families and retiring couples or individuals. They made good sense in terms of second home investment. This kind of development is a favorite for affordable housing developers.

Return on residential investment: Current legislation limits the net return of affordable housing, in \$5,000, per unit. This limitation allows a tax brake, for the limited partnership, organized by the Corporations Act of Puerto Rico. Developers do not argue against the tax break.

According to the proposal for the Homeownership One-Stop Center in Puerto Rico, it identified a significant need for information and counseling to low/moderate income individuals and families that wish to become homeowners. The majority of these individuals and families are shut out of the housing market. Many times the programs exist, the funding available, but this information does not reach these groups, reaches them partially, or they receive the information and do not know to proceed.

A variety of reasons exist behind this problem, among them: Many low-income families suffer from real obstacles to obtaining financing for homeownership because they do not qualify for marketplace mortgages or have bad credit.

Low literacy rates and problems understanding the complex issues of mortgage lending lead individuals into avoiding the process.

Many families remain unaware of available options or do not know where to access this information. Confusing information and too many locations to visit, can be a serious obstacle, especially for disabled and elderly individuals needing help to sort

out their options.

Even when these persons make the effort to purchase a home, the market works against them because the supply of affordable homes in the market of Puerto Rico is minimal. The current housing market in Puerto Rico offers houses with price tags over \$70,000. The Table below presents the total estimated demand for housing in Puerto Rico for the years 2002-2006.

From the available statistics we can see that 56% of the total demand for housing is for housing under \$80,000. At this price level, it is estimated that the market will only provide 9.4% of total estimated demand and these include only homes in the range of \$70,000, and \$79,000. The remaining 46.6% of families will not have access to affordable housing.

The Office of the Commissioner for Municipal Affairs has taken the initiative to appoint staff of the Office to offer orientation to the municipalities and encourage them to establish these "One-Stop Homeownership Center" within their municipalities. A secure home is a requisite towards ensuring quality of life in Puerto Rico. The government of Puerto Rico proposes within its Strategic Housing Plan for the next five years 2005-2010 a series of proposals and strategies that will meet the housing needs and improve the demand of housing for the Puerto Rican families. This Strategic Plan takes into consideration the reality of the market and the different levels of needs of the population. A refocus of the resources to obtain dramatic results will be our priority.

### **Public Housing Needs**

The Public Housing Administration is the owner of 56,877 federally subsidized units located in 328 projects, occupied by 224,712 residents.

In order to satisfy the needs for public housing, the agency has been able to complete the modernization of 13 projects for 1,280 units with an investment of \$82.2 million. Next to be reoccupied are 15 projects for 1,530 units with an investment of \$147 millions. Under modernization, they are 30 projects for 5,273 units, with an investment of \$394.5 millions. Twenty two (22) percent of these or 1,165 units have been completed. Ten (10) new projects are ready to be bided, with an investment of \$131.9 millions for 1,952 units.

In order to understand the needs for public housing is necessary to analyze the waiting list of the agency. In fact, the number of units for very low-income tenants has been diminishing since the Federal government authorized its policy to sale the units available. So, the units available in the market are those vacant, due to the annual turnover. As June 30, 2004 there was 7,999 families listed in the waiting list, for which, 2,324 could be placed as the annual turnover occur. We can say that the difference, 5,675 families will be left out. In other words, for each 10 families placed in public housing, there is one left in need.

Another urgency set forth by the Agency is to provide 2,803 Uniform Federal Accessibility Standard Accessible Units in all PHA projects, by September 24, 2010. This goal will be achieved in annual increments of 500 units after August 31, 2005.

#### HOUSING NEEDS OF FAMILIES ON THE WAITING LIST

Items	# of families	% of total families	Annual turnover
<b>Waiting list total</b>	<b>7,999</b>		<b>2,324</b>
<b>Extremely low income &lt;=30% AMI</b>	<b>4,399</b>	<b>55%</b>	
<b>Very low income (&gt;30% but &lt;=50% AMI)</b>	<b>3,600</b>	<b>45%</b>	
<b>Low income (&gt;50% but &lt;80% AMI)</b>	<b>0</b>	<b>0%</b>	
<b>Families with children</b>	<b>4,808</b>	<b>60%</b>	
<b>Elderly families</b>	<b>525</b>	<b>6.56%</b>	
<b>Families with disabilities</b>	<b>445</b>	<b>5.56%</b>	
<b>Hispanic</b>	<b>7,955</b>	<b>99%</b>	
<b>African – American</b>	<b>840</b>	<b>10.5%</b>	
<b>White</b>	<b>7,159</b>	<b>89.49%</b>	
<b>Characteristics by bedroom size</b>			
<b>1BR</b>	<b>3,991</b>	<b>49.8%</b>	
<b>2 BR</b>	<b>2,445</b>	<b>30.5%</b>	
<b>3 BR</b>	<b>1,337</b>	<b>16.7%</b>	
<b>4 BR</b>	<b>206</b>	<b>2.6%</b>	
<b>5 BR</b>	<b>19</b>	<b>.23%</b>	
<b>5+ BR</b>	<b>0</b>	<b>0%</b>	

The **Public Housing Strategy Strategic Goals** established by the Public Housing Administration are:

1. To increase the availability of decent, safe, and affordable housing expanding the supply of assisted housing. This goal will be accomplish pursuing the following objectives:
  - Reducing the number of public housing vacancies;
  - Leveraging private or other public funds to create additional housing opportunities;
  - Acquiring or building new public housing units or developments
  - Encouraging the participation of the municipalities in the development and management of public housing projects within their jurisdictions. This

includes the development of homeownership proposals in coordination with the PRPHA.

- Facilitating public housing residents with technological advances of the 21<sup>st</sup> century so they can improve their quality of life. This will be achieved by the Electronic Library Initiative which will be expanded to additional public housing projects, among others.
- Improving the quality of assisted housing, through better housing management practices;
- Increasing customer satisfaction;
- Concentrating the administrative efforts to improve specific management functions such as: the administration of the waiting list; finances; unit inspections)
- Establishing new procedures to monitor the performance of private management agents; and
- Increasing assisted housing choices, implementing the Homeownership Program and acquiring additional public housing units.

2. To improve community quality of life and economic vitality. This goal will be accomplished pursuing the following objectives:

- Providing an improved living environment through the enhancement of security measurements;
- Designating developments or buildings for particular resident groups (elderly citizens, persons with disabilities);
- Increasing the number of dwelling units for the elderly.

3. To promote self-sufficiency and asset development of families and individuals. This goal will be accomplished pursuing the following objectives:

- Promoting self-sufficiency and asset development of assisted households;
- Increasing the number and percentage of employed persons in assisted families;
- Providing supportive services to improve assistance to recipients' employability;
- Providing supportive services to increase independence for the elderly or families with persons with disabilities;
- Promoting economic self-sufficiency through Employment Training, Education and Placement Programs;
- Establishing coordination with other agencies that provide economic assistance to increase the percentage of people receiving aid that are placed into employment;
- Providing transportation and child care support services to employed family members of program recipients;
- Providing social self-sufficiency to work with services directed to children, young people and adults, behavior modification, and families of prisoners;

- Establishing mechanisms to increase the number of residents in the workforce island wide; and
- Increasing the availability of homeownership options.

The goals of the PRPHA Homeownership Office are:

- (a) The sale of eight (8) PRPHA communities that have approved proposals by the US Department of Housing and Urban Development (HUD) under Section 5 (H) Homeownership Program. In order to benefit these communities, an amendment to the approved plans will consider conforming the approved Section 5(H) proposal to Section 32.
- (b) Provide the opportunity and assistance to municipalities that are interested to participate in the Homeownership Program.
- (c) Finally, the Homeownership Office has implemented an education and motivational program so that families of the public housing developments could be able to complete the process to acquire the dwelling units that they currently occupy.

The number of dwelling units approved for sale is 787 units. To continue providing the residents of public housing with the opportunity of becoming homeowners the PRPHA has identified forty-one (41) Public Housing Developments with sale possibilities. The residents of these communities have demonstrated a great interest in becoming homeowners.

3. To ensure equal opportunity in housing for all Americans. This goal will be accomplished pursuing the following objectives:
  - Ensuring equal opportunity and affirmatively further fair housing, undertaking affirmative measures to ensure access to assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability;
  - Undertaking affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability; and
  - Undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities, regardless of unit size required.

## IV STRATEGIC PLAN.

### A. GENERAL

This section indicates the general priorities for allocating investment geographically in Puerto Rico and among priority needs. It also identifies any obstacles to meeting within underserved needs, summarizes the priorities and specific objectives and describes how the proposed distribution of funds will address identified needs. The proposed accomplishments, in quantitative terms over a specific time period, are identified for each specific objective.

#### **Basis for assigning relative priority for all categories**

Relative priorities were determined based on needs identified by the Office of the Commissioner for Municipal Affairs, the Puerto Rico Department of Housing, the Puerto Rico Department of The Family, the Puerto Rico Department of Health, local governments, not-for-profit organizations, for-profit organizations and the general public

.As stated in the demographic analysis of the population and the corresponding housing and non-housing needs section, it is a difficult job to address even a portion of those needs. The Consolidated Plan program administrators are planning to implement reality-based solutions over the next five years. Since the demand for these federal monies far exceeds the supply, the most meaningful strategy is to maximize the effectiveness of the available funds by selecting activities which benefit the largest part of the eligible population.

Assignment of a "high priority" means that funds will be directed to those needs during the next five years. A "medium" priority means that if funds are available, they will be used to address needs, and that we will take other actions to help find other resources that can be used to meet needs. A "low" priority means no funds will be provided to address particular needs, but letters of consistency with the Consolidated Plan will be considered to help others apply for funds.

The following recommended HUD table 2A (Priority Needs Summary Table) identifies the general priority needs for extremely low, low, and moderate income renters and owner households. The estimated number of units is the need identified over the next five years, as determined by evaluating CHAS data for the entire Island, and from the estimated need according to data provided by municipal governments and the Puerto Rico Department of Housing.

TABLE 2A  
PRIORITY NEEDS SUMMARY TABLE

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low		Unmet Need	Goals	
Renter	Small Related	0-30%	MEDIUM	63,060	116	
		31-50%	MEDIUM	27,255	116	
		51-80%	MEDIUM	31,405	116	
	Large Related	0-30%	MEDIUM	20,345	116	
		31-50%	MEDIUM	10,595	116	
		51-80%	MEDIUM	10,389	115	
	Elderly	0-30%	MEDIUM	16,484	115	
		31-50%	MEDIUM	10,955	115	
		51-80%	MEDIUM	7,898	115	
	All Other	0-30%	MEDIUM	22,920	115	
		31-50%	MEDIUM	6,100	115	
		51-80%	MEDIUM	8,920	115	
	Owner	All	0-30%	HIGH	168,123	834

		31-50%	HIGH	121,678	833
		51-80%	HIGH	158,300	833
<b>Special Needs</b>		0-80%	MEDIUM		115
<b>Total Goals</b>					4,000
<b>Total 215 Goals</b>					4,000
<b>Total 215 Renter Goals</b>					1,500
<b>Total 215 Owner Goals</b>					2,500

## B. AFFORDABLE HOUSING

Based on the Housing Market Analysis, it can be assumed that there is an ample demand for housing for very low, low and moderate income persons and families. In all categories, there is a need for safe, decent and affordable housing.

### AFFORDABLE HOUSING PRIORITIES, OBSTACLES, OBJECTIVES AND ACCOMPLISHMENTS

Priority	Obstacle to Meeting the Underserved Needs	Objectives	Accomplishments
To strengthen public and private partnerships	The public sector alone cannot cover the housing needs of the low and middle income families	To execute 25 partnership agreements among public and private organizations.	Percent increase in the number of public and private entities collaborating together to attain affordable housing opportunities for low income tenants and homeownership opportunities island wide
To expand the supply of decent, safe, sanitary, and affordable housing, with primary attention for the construction of new homeownership and rental housing, for low-income and very low-income families.	Limited amount of funds; high construction costs; availability of affordable land.	To provide for the construction of 1,100 new affordable housing units for sale and the acquisition of 200 existing units for new homebuyers. To provide for the rehabilitation of 200 home-owned units; and to provide for the construction of 700 new rental affordable housing	To increase the percentage of homeownership rate in the targeted neighborhoods, and to increase the appraised value of the home-owned properties as a result of housing rehabilitation  To increase the number of unit years of affordability in rental projects, based on the investment of HOME dollars, and to increase the tax base revenue of the rental

		units and the rehabilitation of 300 existing units.	projects for the municipalities.
To establish minimum non-federal matching investments to complement federal funding in the provision of affordable housing	The high cost of construction and affordable land limits the availability of willing investors.	To assist the development of 500 rental units combining tax credits and 1,000 homebuyer units with state funds such as: <i>La Llave Para Tu Hogar</i> and <i>Ley 12</i>	To increase the overall cost-benefit participation of the HOME program in a rate of \$35,000 per unit assisted.
Support and encourage viable strategies to expand housing as well as economic opportunities for low and moderate income persons	Lack of private funds to develop affordable housing.	<ul style="list-style-type: none"> <li>- Provide an annual basic grant to the 51 non-entitlement municipalities for projects that are eligible under HUD priority of housing and economic development for low and moderate income persons</li> <li>- Increase the quality and approval process of the CDBG competitive fund under the categories of: <ul style="list-style-type: none"> <li>* Community development</li> <li>* Housing</li> <li>* Public Service</li> <li>* Administration</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Revise and update the CDBG annual fund, distribution in accordance with the 5 year Consolidated Plan or amendments approved.</li> <li>- Allocate approximately \$89,250,000 to the non-entitlement municipalities based on \$350,000 per year (\$1,750,000 per municipality)</li> <li>- Approval of 98% of all proposals and projects under the category of competitive fund</li> <li>- Update method of distribution in the Annual CDGB Plan in alignment with areas of priorities for competitive funds</li> <li>- Increase staff of the Division of Homeowner One Stop Center at OCAM</li> <li>- At least 75% of the 51 non-entitlement will have a Division of Homeownership One-Stop Center</li> </ul>
Assist units of local government and their communities in the development of plans and strategies to address the priority need of low and moderate income persons	Many non-entitlement municipal governments (specially the smaller towns) cannot afford the personnel costs of highly specialized job categories.	Continue to offer and expand technical assistance by staff of the CDBG -- OCAM office based on the needs of the municipalities	<ul style="list-style-type: none"> <li>- Complete on site visits and monitoring system to projects.</li> <li>- Incorporate specialized technical assistance to municipalities for processing municipalities for processing and completing at least 85% of the projects approved.</li> <li>- Participate in the Commission of Reducing of Homeless</li> <li>- Allocate priority to funding service and housing for the homelessness</li> <li>- All 51 non-entitlements will</li> </ul>

			<p>submit by 2007 their plans for eliminating homelessness.</p> <p>- The office of OCAM will offer assistance and monitoring to the municipalities in implementing their homeless plan</p>
<p>Continue to offer and expand technical assistance by staff of the CDBG – OCAM office based on the needs of the municipalities</p>	<p>Many not-for-profit and citizen organizations to not have the time nor expertise to handle their priorities.</p>	<p>- Each non-entitlement municipality will have an office of homeownership one-stop center</p> <p>- Each non-entitlement municipality will increase efforts with faith and community based organizations</p> <p>- Municipalities will implement economic development strategy and increase permanent employment</p> <p>Municipalities will implement their Homeless Plan in coordination with community organization, government agencies, private sector and other resources</p>	<p>Assist community in administering community development initiatives, in order to achieve goals in a timely fashion</p> <p>Coordinate and encourage on an ongoing basis the relationship between all the parties involved in the need/problem solving within our communities</p>

**C. HOMELESS**

**Continuum of Care for the Homeless**

The Puerto Rico Commission for the Implementation of Public Policy on Homelessness (Puerto Rico State Commission, or PRSC) was created by PR Law #250 of August 18, 1998 as a response to the need for collaborative planning and public policy implementation among public and private entities serving homeless populations Statewide. By law, the Commission is comprised of 12 official members, eight (8) from government agencies and four (4) from the private sector. It also consists of 89 ex-officio participant members including 29 state level agencies and offices, 10 Coalitions for the Homeless (2 of which are emerging Coalitions), 45 private entities that serve homeless individuals, 2 ex-homeless individuals, and the Goldstein/Levis Foundation.

The Puerto Rico Department of the Family (PRDF) is the lead agency and convener for the PRSC. Operating out of the Office of the Secretary of the PRDF, two Assistants to the Secretary have been designated leadership roles in the development of the PRSC and planning of the Balance of State CoC.

**Continuum of Care Organizations and Level of Participation in Planning Process**

Specific Names of CoC Organizations/Persons	Geographic Area Represented	Subpopulation (SMI, SA, HIV/AIDS, VETS, DV, Y)	Level of Participation (activity and frequency) in Planning Process
<b>PUBLIC SECTOR</b>			
<b>State Government</b>			
Department of the Family Secretary Yolanda Zayas Department Secretary Executive Assistant Special Advisor on Federal Affairs 2 Advisors Legal Advisor Assistant Secretary for Planning	Statewide	SMI, SA, HIV/AIDS, DV, Y	PRSC Board: The Governor's lead representative, as President of the PRSC for CoC policy and planning has delegated operational responsibility to her Assistants and her Advisor on Federal Affairs. The office has taken the lead in developing and implementing the Strategic Plan for homelessness. The office chaired all plenary Commission meetings and was represented in all 5 Standing and Ad Hoc Committee meetings as well as participating on the Steering Committee for Solidarity Day. Jose Franqui chaired the Regulations and Legislation Subcommittee. Ivette Perez-Toro is the delegate to the President's Interagency Council on Homelessness and liaison between the PRSC and the Interagency Council. She has been the Leader for all Policy Academies, and is a member of a National subcommittee to develop training workshops on global strategies to end homelessness. Furthermore, they actively participated in planning meetings held with other

Specific Names of CoC Organizations/Persons	Geographic Area Represented	Subpopulation (SMI, SA, HIV/AIDS, VETS, DV, Y)	Level of Participation (activity and frequency) in Planning Process
			CoC Coalitions around the Island to coordinate services and locate adequate housing.
State PR Police Agency/ Superintendent Associate Superintendent Assistant to Superintendent Commandant - San Juan Area Statistics Bureau representatives	Statewide	SA, SMI, HIV	<b>PRSC Board:</b> The Superintendent of PR Police Agency and his top associates were key players during the year participating in most of the plenary meetings and in developing the logistics and tactical support for Solidarity Day. He has also helped to spearhead the integration of course contents on homelessness to police cadets at the Police Academy. PR Police Agency PRSC representatives are active members of the Research/HMIS and Prevention and Capacity Building Committees.
Department of Health Secretary Special Assistant for Community Organizations	Statewide	SA, SMI, HIV/AIDS, Y	<b>PRSC Board:</b> The Secretary of Health and/or his Special Assistant (Elesma Oliveras) have participated in most plenary Commission meetings and in the Prevention and Research/HMIS Committees and the Mental Health Subcommittee. She and other representatives were on the Steering Committee for the Solidarity Day activity and recruited Health Department volunteers who participated in the activity. They spearheaded the use of the state health insurance card for homeless persons – an essential component to receiving services. They actively participated in planning meetings held with other CoC Coalitions around the Island to coordinate services and locate adequate housing and attended the Policy Academy Participated in Gaps Analysis.
Department of Education  Secretary 2 Assistants to the Secretary	Statewide	SA, SMI, Y	<b>PRSC Board:</b> The Secretary of Education or his representatives has participated in most plenary Commission meetings and chairs the Prevention and Capacity Building Committee. They also participated in the Steering Committee for Solidarity Day.
Housing Department  Secretary  Special Assistant and a Consultant Assistant Secretary for Planning	Statewide	SA, SMI, Y, HIV/AIDS, DV	<b>PRSC Board:</b> The Special Assistant to the Secretary was designated to represent the agency and has participated in most plenary meetings; was a member of the Planning committee in which they prepared their action plan. Was also a member of the Steering Committee for Solidarity Day and participated actively in the Policy Academy.
Department of Labor & Human  Resources  Secretary 2 Special Assistants Legal Advisor	Statewide	SA, SMI, HIV/AIDS	<b>PRSC Board:</b> Participated in some meetings. Member of Planning Committee. Was on the Steering Committee to plan Solidarity Day and personnel from each of their Regional One Stop Centers set up booths to provide services. Legal Advisor was a key player in the development of the public policy for homeless persons. Were key elements in the developing plans to orient homeless on setting up micro-enterprises.
Department of Corrections &  Rehabilitation  Secretary, 2 Advisors	Statewide	SA, SMI, HIV/AIDS, VETS	<b>PRSC Board:</b> Participated in most meetings as well as the Policy /HMIS Committees and Chairs the Cost of Homelessness Sub Committee. Advisor w Academy. Member of Planning and Research as active participant in the development of the public policy for homeless persons and was influential in the submission of a bill to reduce

Specific Names of CoC Organizations/Persons	Geographic Area Represented	Subpopulation (SMI, SA, HIV/AIDS, VETS, DV, )	Level of Participation (activity and frequency) in Planning Process
			the time (5 years) currently required for persons with criminal records to eliminate their record, permitting them to obtain a Certificate of Good Conduct. Is also working on the Discharge Policy. He and/or a representative were on the Steering Committee for Solidarity Day.
Mental Health & Anti-Addiction Services Administration Administrator Assistant Director Director of Homeless Program	Statewide	SA, SMI	PRSC Board: Participated in most meetings. The Director of the Homeless Program, chaired the Planning Committee. Participated on the Steering Committee for Solidarity Day and sent over 50 volunteers to provide services. In addition, they actively participated in planning meetings held with other CoC Coalitions around the Island to coordinate services and locate adequate housing, Is a member of the Mayaguez Coalition and participated in some meetings.
Office of the Governor, Advisor on Social Welfare 2 Assistant Advisors	Statewide	SA, SMI, Y, DV, VETS, HIV/AIDS	PRSC Board (exofficio). Advisor was the key liaison between the PRSC and the Governor and provided pertinent comments to the Public Policy on Homeless, which was approved by the Governor. They actively participated in planning meetings to develop the Public Policy on Homeless Persons. They were also key players in the approval and signing of the Housing and Human Development Trust and participated on both Policy Academies at a federal level.
Puerto Rican Office of the Ombudsman for Veterans' Affairs, Ombudsman; Director of the Investigations & Complaints Division; Legal Advisor	Statewide	VETS, SA, SMI	PRSC Board (exofficio). Participated in some plenary meetings. Was a member of the Planning Committee.
Office of Commissioner for Municipal Affairs  Commissioner; Sub-Commissioner  Federal Programs Director; Evaluator Associate Commissioner for Community Organizations Development	Statewide	VETS, SA, SMI, DV, HIV/AIDS	PRSC Board (exofficio). Participated in most plenary meetings and was an active member of the Research/HMIS and Planning Committees and participated as a team member at the last Policy Academy in Miami, Florida.. Their office provided vital technical assistance to planning process of emerging coalitions. Key liaison in disseminating Commission activities to CBOs and municipalities throughout the Island. Was key in communicating with all 78 municipalities to submit Exhibit 2 proposals to their pertinent Coalitions as well as BOS. Assisted in obtaining the attendance of 53 municipalities at the opening of the One Stop Homeownership Center in which there were also 22 representatives from banks and 59 representatives from NPOs.
Office for the Coordination of Services for Special Communities  General Coordinator; Assistant	Statewide	SA, SMI, HIV/AIDS,	PRSC Board (exofficio). This office is responsible for establishing adequate physical infrastructure for more than 650 extremely disadvantaged communities. They identified housing gaps in these communities and have been involved in the development of the Housing Trust, which will develop \$8 million in low income housing construction in Special Communities for homeless families, especially women with children. The office was a member of the Research/HMIS Committee. Participated in several plenary meetings.
Office for Drug Control  Director; Special Assistant; Advisor	Statewide	SA, SMI, HIV/AIDS	PRSC Board (exofficio). Participated in some plenary meetings. This is a coordinating office for prevention, use and abuse of controlled substances. It will coordinate services for this population and work closely with the

Specific Names of CoC Organizations/Persons	Geographic Area Represented	Subpopulation (SMI, SA, HIV/AIDS, VETS, DV, Y)	Level of Participation (activity and frequency) in Planning Process
			Commission members and Committees.
Office for the Adoption of Public Codes of Order Director Special Assistant	Statewide	SA, SMI, HIV/AIDS	PRSC Board (exofficio) The Director has participated in many plenary meetings and has been vital towards the passage of public order codes in municipalities, which would decriminalize being homeless. Was a member of the Research/HMIS Committee.
Office of Ombudsman for Women's Affairs Ombudswoman Program Evaluation Specialist	Statewide	SA, DV, Y	PRSC Board (exofficio) Representatives participated in some of the plenary meetings, is a member of the Planning Committee and attended the Policy Academy. Her office identified gaps in housing for women, particularly those who have been victims of domestic violence. They provide support for women in all areas, including legal, housing.
Health Insurance Administration, Director Assistant to the Director	Statewide	SMI, SA	PRSC Board (exofficio). Participated in most plenary Commission meetings. Was a member of the Policy Academy for Homeless planning team. Active participant in the Mental Health Subcommittee.
Medicaid Office of Puerto Rico, Director	Statewide	SMI, SA	Was an active participant in the Health Services Subcommittee and the Research and HMIS Committee. Also played a key role in the Steering Committee for Solidarity with the Homeless. . In addition, participated as a Team Member on the Policy Academy in Boston.
<b>Local Governments</b>			
Municipality of Aibonito	Aibonito	SA, SMI, HIV/AIDS	Participated in Gaps Analysis
Municipality of Arecibo	Arecibo	SA, SMI, HIV/AIDS	Was a member of the Solidarity Day Steering Committee; was one of the service sites for Solidarity Day; participated in Gaps Analysis
Municipality of Barceloneta	Barceloneta	SA, SMI, HIV/AIDS	Participated in Gaps Analysis
Municipality of Bayamón	Bayamón	SA, SMI, HIV/AIDS	Was a member of the Solidarity Day Steering Committee; was one of the service sites for Solidarity Day; participated in Gaps Analysis and is actively developing a Plan to End Chronic Homelessness in 10 years.
Mayor, City of Caguas	Statewide	SMI, SA, HIV/AIDS, DV, Y, VETS	Board Ex Officio: Was a key liaison between the PRSC and municipalities in developing coalitions for homeless. Mayor was one of the first mayors to actively become involved in homeless issues and is actively developing a Municipal Plan to End Chronic Homelessness. Was also a member of the State Team for the Policy Academy in Boston.
Municipality of Cataño	Cataño	SA, SMI, HIV/AIDS	Participated in Gaps analysis
Municipality of Cidra	Cidra	SA, SMI, HIV/AIDS	Participated in Gaps Analysis, and developed a network of local services for the homeless.
Municipality of Coamo	Coamo	SA, SMI, HIV/AIDS	Participated in Gaps Analysis
Municipality of Comerío	Comerío	SA, SMI, HIV/AIDS	Participated in Gaps Analysis
Municipality of Corozal	Corozal	SA, SMI, HIV/AIDS	Participated in Gaps Analysis
Municipality of Dorado	Dorado	SA, SMI, HIV/AIDS	Participated in providing services for Solidarity Day; participated in One Day Count and Gaps Analysis

Specific Names of CoC Organizations/Persons	Geographic Area Represented	Subpopulation (SMI, SA, HIV/AIDS, VETS, DV, )	Level of Participation (activity and frequency) in Planning Process
Municipality of Florida	Florida	SA, SMI, HIV/AIDS	Participated in Gaps Analysis
Municipality of Guayama	Guayama	SA, SMI, HIV/AIDS	Member of Steering committee for Solidarity Day and one of 10 municipalities to sponsor Solidarity Day activities.
Municipality of Lares	Lares	SA, SMI, HIV/AIDS	Participated in Gaps Analysis
Municipality of Naranjito	Naranjito	SA, SMI, HIV/AIDS	Participated in Gaps Analysis
Municipality of Orocovis	Orocovis	SA, SMI, HIV/AIDS	Medium – beginning to incorporate into the PRSC activities; participated in gaps analysis and Solidarity Day; provides soup kitchen services to SA,
Municipality of Ponce	Ponce	SA, SMI, HIV/AIDS	Medium – is an active participant in PRSC planning activities; participated in Solidarity Day and Gaps Analysis
Municipality of Toa Baja	Toa Baja	SA, SMI, HIV/AIDS	Participated in Gaps Analysis
Municipality of Quebradillas	Quebradillas	SA, SMI, HIV/AIDS	Medium level – beginning to incorporate into the PRSC activities; participated in gaps analysis and Solidarity Day
Municipality of Vega Baja	Vega Baja	SA, SMI, HIV/AIDS	Medium level – beginning to incorporate into the PRSC activities; participated in gaps analysis and Solidarity Day
Municipality of Vieques	Vieques	SA, SMI, HIV/AIDS	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available.
<b>PUERTO RICO STATE COMMISSION</b> (a public/private collaboration)	↑ ↓		The Commission is the primary structure for planning the CoC for the Island. Established by law, the Department of the Family is the lead agency responsible for maintaining open and proactive communication between state government officials, local government officials, businesses representatives, advocates, formerly homeless persons and community based agencies. The Goldstein Levis Foundation has been a key collaborator in this planning effort assisting in developing public/private alliances.
<b>PRIVATE SECTOR</b>			
<i>Businesses</i>			
Johnson & Johnson	Statewide	SA, Y	<b>PRSC Board:</b> Provides financial support and grants to NPOs for homeless projects. Provides in-kind support to shelters and participated in Solidarity Day by providing medical supplies. Has pledged to be a partner with the PRSC in working with the homeless.
Humana	Statewide	SA, SMI	Was a member of the Mental Health Group and participated in policy dialogues. Participated as a Steering Committee member of Solidarity Day and was key in providing health cards to homeless. Planned a method for homeless to receive health cards. Helped to plan and implement first point of contact pilot projects for homeless in Caguas and San Juan.
Triple S Principal Aid to the President	Statewide	SA, SMI	<b>PRSC Board:</b> Private sector representative on the Commission. Was a member of the Mental Health Group and participated in policy dialogues. Participated as a Steering Committee member of Solidarity Day and was

Specific Names of CoC Organizations/Persons	Geographic Area Represented	Subpopulation (SMI, SA, HIV/AIDS, VETS, DV, Y)	Level of Participation (activity and frequency) in Planning Process
			key in providing health cards to homeless.
MCS	Balance of State	SA, SMI	Was a member of the Mental Health Group and participated in policy dialogues. Participated as a Steering Committee member of Solidarity Day and were key in providing health cards to homeless.
Computer Gallery		G	Donated computer setup and infrastructure for Solidarity Day
Centennial Telephone Systems	Balance of State	G	Donated computer setup and infrastructure for Solidarity Day
Banking Institute (Technical School)	Balance of State	G	Participated in planning of Solidarity Day as well as donated student volunteers and supplies.
<b>Homeless or Formerly Homeless</b>			
Victor Vega, Director of the Coalition for the Support of Homeless Persons in San Juan	Balance of State	SA, VETS, SMI	PRSC Board (exofficio): Attended several plenary meetings. Participated in Research and HMIS Committee.
Ángel Luís Torres-Luciano (Director of Renacer de Vida Program)	Balance of State	SA, SMI, HIV/AIDS	PRSC Board: Attended most plenary meetings. Participated in planning for Solidarity Day and CoC Gaps Analysis.
<b>Homeless Coalitions</b>			
National Puerto Rican Coalition, Inc	US - PR	SA, SMI, HIV/AIDS	PRSC Board (exofficio). Organization dedicated to providing technical assistance to all CBOs and other agencies in Puerto Rico. They have participated in several plenary meetings of the PRSC. Has provided technical assistance and training through the planning process of the PRSC as well as participating in many meetings of the Mayaguez Coalition. Was a member of the Planning and Evaluation Committee.
Coalition for Continuous Support for Homeless Persons	San Juan	SA, SMI, VETS, DV, Y	PRSC Board (exofficio). Participated in most plenary meetings. Was a member of the Solidarity Day Steering Committee, the Research/ HMIS, Planning and Prevention Committees, participated in Housing Trust, Summit and meetings of the Coalition of Coalitions and Policy Academy. As the oldest coalition, their experience planning for the homeless as well as their experience in establishing HMIS system has been valuable to the Commission members in their planning efforts.
Coalition Pro Homeless Persons from the South (CODESUR)	Ponce	SA, SMI, VETS, DV, Y	PRSC Board (exofficio). Participated in some plenary and Coalition of Coalition meetings; also participated in the planning of the Summit and was a member of the Solidarity Day Steering Committee.
Coalition Criolla Caguas	Caguas	SA, SMI, VETS, DV, Y	PRSC Board (exofficio) Participated in several plenary meetings; also participated in the planning of the Summit and the Policy Academy Planning.
Coalition Pro rights for Homeless Persons from the Northwest	Aguadilla	SA, SMI, VETS, DV, Y	PRSC Board (exofficio). Participated in some plenary meetings and the Policy Academy. Was a member of the Steering Committee for Solidarity Day and the Summit; also participated in Coalition of Coalition meetings.
Coalition of the West, Mayaguez	Mayaguez	HIV/AIDS, SA	An NGO, Estancia Corazon, has taken the lead in organizing the 25-member Mayaguez Coalition, including 3 former homeless persons. Participated in planning for the Summit, Solidarity Day, and Policy Academy as well as chaired the Coalition of Coalitions.
Coalition of Bayamón	Bayamón	SA, SMI,	Developed a program in which the police pick up

Specific Names of CoC Organizations/Persons	Geographic Area Represented	Subpopulation (SMI, SA, HIV/AIDS, VETS, DV, Y)	Level of Participation (activity and frequency) in Planning Process
		VETS, DV, Y	homeless from the street and admit them into rehabilitation programs a broad; participated in the planning and implementation of Solidarity Day. Also participated in the Policy Academy Planning.
<b>Emerging Coalitions</b>			
Yabucoa Coalition for the Homeless	Yabucoa	SA, SMI, HIV VETS, DV, Y	Received technical assistance from the PRSC in the planning of their coalition, which consists of 13 towns. Participated in the Policy Academy, Summit and Solidarity Day. Member of Planning and Evaluation Committee of the PRSC.
Guaynabo Coalition for Homeless Persons	Guaynabo	SA, SMI, HIV VETS, DV, Y	Received technical assistance from the PRSC in the planning of their coalition. Carried out several planning meetings and assisted in the Gaps Analysis.
<b>Community Based Organizations</b>			
Hogar Padre Venard	Balance of State (San Juan)	HIV, SMI, SA, SMI, DV	PRSC Board: Father Venard has been an active member of the PRSC and has participated in most plenary meetings. He chairs the Research and HMIS Committee and was an active participant in the planning for Solidarity Day.
Youth Services Center	Arecibo	SA, SMI, Y	Participated in Gaps Analysis; participated in technical assistance seminars for planning housing projects; participated in planning for Solidarity Day
Misión Betesda	Arecibo	SA	Participated in Solidarity Day and Gap Analysis
Misión Rescate Arecibo	Arecibo	SA	Participated in series of technical assistance seminars for planning housing projects; participated in Gap Analysis and Solidarity Day
Toque de Angel	Arecibo	SA, SMI	Participated in Solidarity Day and Gap Analysis
Hogar Siloe de la Montaña	Barranquitas	SA/HIV	Participated in Gap Analysis
Centro Manuel Acevedo Rivera	Barceloneta	SMI	Participated in Gap Analysis
Hogar Emanuel	Camuy	Elderly	Participated in Gap Analysis
Hogar Carmen Laura	Carolina	All Homeless Subpopulations	Participated in Steering Committee for Solidarity Day and Gap Analysis
Hogar Eugenia	Carolina	All Homeless Subpopulations	Participated in Solidarity Day planning process and Gap Analysis
Travelers Aid	Carolina	DV	Participated in Solidarity Day process and Gap Analysis
Asociación Pro Juventud y Comunidad	Cataño	SA, HIV, Y	Participated in Solidarity Day and Gap Analysis process
Center de Amor El Elión	Cataño	Elderly	Participated in series of technical assistance seminars for planning housing projects and Gap Analysis process
Programa Mano Amiga	Comerio	SA	Participated in Gap Analysis
Teen Challenge	Corozal	HIV, SA, Y	Participated in Gap Analysis
Hogar Agua y Vida en el Desierto	Corozal	HIV, DV, SA,	Participated in Gap Analysis

Specific Names of CoC Organizations/Persons	Geographic Area Represented	Subpopulation (SMI, SA, HIV/AIDS, VETS, DV, Y)	Level of Participation (activity and frequency) in Planning Process
		VETS	
Casa Joven del Caribe	Dorado	SA, Y	Participated in series of technical assistance seminars for planning housing projects and Gap Analysis
Hogar el Nuevo Camino	Guayama	SA	Participated in planning process for Solidarity Day and Gap Analysis
Proyecto de Actividades Sociales para Deambulantes Guayame y la Niñez	Guayama	SA, Y	Participated in series of technical assistance seminars for planning housing projects, participated in Solidarity Day and Gap Analysis
COSSMA Hogar Rayos de Esperanza	Juncos	HIV	Participated in series of technical assistance seminars for planning housing projects; participated in Solidarity Day and Gap Analysis
Hogar Colinas Verdes	Lares	HIV, DV, Y	Participated in Solidarity Day and Gap Analysis
Hogar Irma Fe Pol Méndez	Lares	SMI	Participated in Gap Analysis
Alianza de Amor	Lares	SMI	Participated in series of technical assistance seminars for planning housing projects;
Asociación de Familiares y Amigos de Pacientes de SIDA (AFAPS)	Luquillo	HIV/AIDS	Participated in Solidarity Day; member of the Coalition of the Northeast, Participated in the TA Program and PRSC some Planning Meetings
Proyecto Puerto de Esperanza de Manatí PUEDEM	Manatí	SA	Participated in Gap Analysis
Hogar Crea	Manatí	SA	Participated in Gap Analysis
Hogar El Alfarero	Patillas	SA	Participated in Solidarity Day and Gaps Analysis
Carolus Home	Río Grande	SMI	Participated in planning for Solidarity Day and Gaps Analysis
El Arca Home for Women	Río Grande	DV, Y	Participated in planning for Solidarity Day and Gaps Analysis
Casa Joven del Caribe	Toa Alta	SA, HIV/AIDS	Participated in Gaps Analysis
Hogar Posada La Victoria	Toa Alta	HIV/AIDS	Participated in Gaps Analysis
Casa Betsan	Utua	SMI	Participated in series of technical assistance seminars for planning housing projects Participated in Gaps Analysis;
Centro Deambulante	Utua	SA, SMI	Participated in Gaps Analysis
Hogar Ruth	Vega Alta	DV, Y	Participated in Gaps Analysis
Fundación UPENS	Vega Baja	SA, HIV/AIDS, Y	Participated in Gaps Analysis
<b>Faith Based Institutions</b>			
Hogar Renovados en Cristo	Aguas Buenas	SA	Participated in Solidarity Day and Gaps Analysis
La Tierra Prometida del Centro de Rehabilitación Cristiano	Aibonito	SA	Participated in series of technical assistance seminars for planning housing projects
Fondita Divino Niño Jesús	Aibonito	SA	Participated in Solidarity Day and Gaps Analysis
Hogar Santa Maria Eufrasia	Arecibo	DV, Y	Participated in Solidarity Day and Gaps Analysis
Posada San Felipe	Arecibo	SMI, SA, VETS, DV	Participated in Solidarity Day and Gaps Analysis

Specific Names of CoC Organizations/Persons	Geographic Area Represented	Subpopulation (SMI, SA, HIV/AIDS, VETS, DV, )	Level of Participation (activity and frequency) in Planning Process
Los Angeles Methodist Church	Carolina	SA	Participated in Solidarity Day, Gaps Analysis
Hogar Santa María	Carolina	SMI, V, SA, DV	Participated in Solidarity Day, Gaps Analysis
Hogar Nueva Mujer Santa María de la Merced	Cayey	All Homeless Subpopulations	Participated in Solidarity Day, Gaps Analysis
Centro de Ayuda El Menesteroso	Guayama	All Homeless Subpopulations	Participated in series of technical assistance seminars for planning housing projects and Gaps Analysis
Centro Cristiano Hija de Jairo	Guayama	SA	Participated in Solidarity Day, Gaps Analysis
Hogar el Buen Samaritano	Gurabo	SA	Participated in Solidarity Day, Gaps Analysis
Hermanas Carmelitas Teresas de San José	Loiza	Y	Participated in Solidarity Day, Gaps Analysis
Hogar la Providencia	Loiza	SMI	Participated in series of technical assistance seminars for planning housing projects and Gaps Analysis
La Fondita Juan Bosco	Orocovis	SA, SMI, VETS, HIV/AIDS	Participated in series of technical assistance seminars for planning housing projects.
Hogar de Niños Fe, Amor y Esperanza	Quebradillas	Y	Participated in Gaps Analysis
Fundación Ave María Hogar Santísima Trinidad	Toa Alta	SA	Participated in Gaps Analysis
Fondita Divino Niño Jesús	Toa Alta	SA	Participated in Gaps Analysis
Hogar Divino Niño Jesús	Toa Baja	HIV/AIDS	Participated in Gaps Analysis
Albergue Shalom Puente de Paz	Toa Baja	SA	Participated in series of technical assistance seminars for planning housing projects
Sociedad San Vicente de Paul	Vega Baja	SMI, VETS	Participated in Gaps Analysis
Silo Misión Cristiana	Vega Baja	SA	Participated in series of technical assistance seminars for planning housing projects
<b>Foundations</b>			
Goldstein/Levis Foundation	Statewide	SMI, SA, HIV, DV	<b>PRSC Board.</b> Its Executive Director (Maria Fernanda Levis) has been a major collaborator in the planning process offering training and technical support to coalitions in planning and development to establish housing for homeless. She has participated in all plenary meetings and is a member of the Housing Development and Planning Committees, the Mental Health Group and the Housing Development Subcommittee. She was a principal planner for the Solidarity Day and is key to forming public/private collaborations. Member of the Mayaguez Coalition and member of the Service Committee, Advisor to Core Working Group and Proposal Development Committee.
Banco Popular Foundation	Statewide	SMI, SA, HIV	Provides funds for CBOs who provide housing and services to homeless.
United Way	Statewide	SMI, SA, HIV	Provides funds for CBOs who provide housing and services to homeless.

Specific Names of CoC Organizations/Persons	Geographic Area Represented	Subpopulation (SMI, SA, HIV/AIDS, VETS, DV, y)	Level of Participation (activity and frequency) in Planning Process
<b>University and Other Planning Entities</b>			
University of the Sacred Heart	San Juan	G	The Director of the Master's program in Non-Profit Administration (Alfredo Carrasquillo) has been a participant in the Housing Development and Technical Assistance Committee.
Center for New Economy	Statewide	G	Provides financial advisors to the PRSC for research on poverty.
Mayaguez Migrant Health Center	Mayaguez	SMI, SA, HIV, DV	Member of the Mayaguez Homeless Coalition. Participated in some plenary meetings.
Mayaguez-Aguadilla Regional Consortium	Mayaguez	SMI, SA, HIV, DV	Member of the Mayaguez Homeless Coalition. Participated in some plenary meetings.
<b>New Members to Commission Planning Process</b>			
STATE GOVERNMENT Department of the Family - Emergency Shelter Program	Statewide	SMI, SA, HIV, DV	Medium level of participation—led the Emergency Shelter Planning and Funding Competitions; participated in some meeting
Department of the Family Program to Determine Incapacity for Social Security Administration	Statewide	SMI, SA, HIV, DV	Low level – participated in planning of One Stop Center for Homeless Persons
Department of the Family - Community Services Block Grant Program	Statewide	SMI, SA, HIV, DV	Low level – participated in 1-2 meetings.
Housing Department – HOME Program	Statewide	SMI, SA, HIV, DV	Overall medium level – High level of participation in Policy Academy activities; participated in preparation of the Plan to coordinate governmental services for the homeless.
Housing Department – Section 8 Program	Statewide	SA, HIV, DV	Low level – participated in 1 planning meeting.
Health Department – HOPWA Program	Statewide	HIV	Overall low level – medium level in planning and implementation of Solidarity Day
Labor and Human Resources Department – WIA program	Statewide	SMI, SA, HIV, DV	Low level – participated in 1 or 2 planning meetings.
Labor and Human Resources Department – Vocational Rehabilitation Administration	Statewide	SMI, SA, HIV, DV, y	Low level – incorporated into the PRSC activities recently. Important is that contact has been made and future participation.
PR Police Agency – Statistics Division	Statewide	G	Overall medium level – high level of participation in the HMIS Committee and Solidarity Day
Veterans Affairs Ombudsman – Homeless Veterans Association	Statewide	SMI, SA, HIV, DV	Low level – incorporated into the PRSC activities recently. Important is that contact has been made and future participation.
Office on Aging	Statewide	SA, HIV, DV	Low level – incorporated into the PRSC activities recently. Important is that contact has been made and future participation.
Office of Ombudsman for Patients	Statewide	SMI, SA, HIV, DV	Low level – participated in 1-2 meetings. Important is that contact has been made and future participation. Participated in Solidarity Day
Office of Ombudsman for Persons with Disabilities – Program to Defend the Rights of Persons with Mental Conditions	Statewide	SMI, SA, HIV,	Low level – incorporated into the PRSC activities recently. Important is that contact has been made and future participation in Mental Health and other committees.
Puerto Rico Planning Board	Statewide	G	Low level – incorporated into the PRSC activities

Specific Names of CoC Organizations/Persons	Geographic Area Represented	Subpopulation (SMI, SA, HIV/AIDS, VETS, DV, Y)	Level of Participation (activity and frequency) in Planning Process
			recently. Important is that contact has been made and future participation in HMIS and other committees.
Puerto Rico Office of Urban Affairs	Statewide	G	Low level – incorporated into the PRSC activities recently. Important is that contact has been made and future participation.
Puerto Rico Office of Management and Budget	Statewide	G	Low level – incorporated into the PRSC activities recently. Important is that contact has been made and future participation.
Puerto Rico Office of the Special Commissioner for Vieques and Culebra	Vieques, Culebra	G	Low level – incorporated into the PRSC activities recently. Important is that contact has been made and future participation.
Department of Treasury – Health Services Administration (ASES)	Statewide	G	High level of participation in PRSC meetings and in Solidarity Day.
<b>CBOs</b>			
Instituto de Formación Santa Ana, Inc.	Adjuntas	Y	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Sociedad Integra de Aiboniteños, Inc.	Aibonito	Y, HIV	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Casa Protegida Luisa Capetillo, Municipio de Arecibo	Arecibo	DV	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in and Gaps Analysis
Teen Challenge	Arecibo	Y, SA	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Solidarity Day and Gaps Analysis
Centro Casa Protegida para Mujeres y Niños, Inc.	Arecibo	DV	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Solidarity Day and Gaps Analysis
La Perla de Gran Precio	Statewide	SA, HIV/AIDS, DV, Y, All homeless populations	Medium Level --Is the Ryan White Council President and is on the HOPWA Council, participated in Commission meetings, helped plan Solidarity Day, participated in the Gaps Analysis, of the Technical Assistance Workshops and in the Pre-Academy mtgs.
Hogar Fuente de Vida, Inc.	Bayamón	DV	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Solidarity Day and Gaps Analysis
Proyecto Oasis de Amor, Inc. (Women)	Bayamón	DV	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Proyecto Oasis de Amor, Inc. (Men)	Bayamón	DV	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Dame Una Mano de Ayuda, Inc.	Carolina	DV	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Solidarity Day and Gaps Analysis
El Mesón de la Misericordia, Inc.	Guaynabo	SA	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Forjando Un Nuevo Comienzo, Corp.	Guaynabo	DV	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services

Specific Names of CoC Organizations/Persons	Geographic Area Represented	Subpopulation (SMI, SA, HIV/AIDS, VET <sup>s</sup> , DV, Y)	Level of Participation (activity and frequency) in Planning Process
			available; participated in Gaps Analysis
Fundación Padre Damián	Guaynabo	SA	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Hogar Ayuda A Refugio	Guaynabo	SA, HIV, DV	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Hogar San José Inc. Comunidad terapéutica	Luquillo	SA	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Voluntarios Unidos Sirviendo Con Amor, Inc	Naranjito	DV	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Casa Protegida Julia de Burgos, Inc.	Ponce	DV	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Solidarity Day and Gaps Analysis
Dentro Reambulantes Cristo Pobre, Inc.	Ponce	SA	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Casa Ismael, Inc.	Toa Baja	SA	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Solidarity Day and Gaps Analysis
<b>FAITH BASED CBOs</b>			
Corporación Hogar Santa María Eufrasia Pelletier	Arecibo	Y	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Casa Misericordia-Hogar Fuente de Vida	Bayamón	SA	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Solidarity Day and Gaps Analysis
Centro Cristiano Yo Me Levantaré	Bayamón	SA	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Hermanas de Jesús Mediador	Bayamón	SA	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Solidarity Day and Gaps Analysis
Hogar Camino a la Salvación	Bayamón	SA, HIV/AIDS	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Hogar Escuela Sor María Rafaela, Inc.	Bayamón	Y, SA	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Solidarity Day and Gaps Analysis
Hogar Renovados en Cristo, Inc.	Bayamón	SA	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Oblatas del Santísimo Redentor Hogar Nuestra Señora	Bayamón	Y	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Centro Misionero Mundial de Jesucristo, Inc.	Coamo	SA	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Ministerio Renovados en el Espíritu	Guaynabo	SA	Low level – beginning to incorporate into the PRSC

Specific Names of CoC Organizations/Persons	Geographic Area Represented	Subpopulation (SMI, SA, HIV/AIDS, VET, DV, Y)	Level of Participation (activity and frequency) in Planning Process
de Vuestra Mente, Inc.			activities particularly in identifying homeless and services available; participated in Gaps Analysis
Albergue La Providencia, Inc.	Ponce	DV	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Centro Madre Dominga Casa Belén	Ponce	SA	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Logros de Puerto Rico, Inc.	Ponce	SA	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Silo, Casa Luz y Vida	Toa Alta	SA	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
Ministerio Evangélico el Eterno Soy Yo	Yauco	SA	Low level – beginning to incorporate into the PRSC activities particularly in identifying homeless and services available; participated in Gaps Analysis
<b>PRIVATE</b> RG Premier Bank	San Juan		Was active member of the Evaluation Committee to establish project priorities; participated in activities related to the Summit;
Banco Popular	San Juan		Participated in activities related to the Summit; high level of participation in the Housing Trust; participated in Solidarity Day activities
Santander Bank	San Juan		Participated in the Housing Trust and Solidarity Day activities.

The Commission uses a continuum of care approach to address homeless issues, which includes providing homeless prevention, outreach and assessment, emergency shelters, transitional housing, supportive services, permanent housing with supportive services, and permanent housing. Through the Continuum of Care Strategy, the Commission plans for activities and services that will complete and strengthen the system to address homeless issues. Specifically, the strategy emphasizes goals and strategies to end chronic homelessness.

The Current Chronic Homelessness Strategy of the PRSC to end chronic homelessness in Puerto Rico is discussed in detail in section II C, Needs of the Homeless. The following table shows the strategies for reaching out the homeless persons and assessing the individual needs for the next 5 year period.

**Department of the Family  
Emergency Shelter Grant Program Strategic Goals  
Years 2006-2010 and 2005-2006**

STRATEGIC GOAL	5 YEARS GOAL	1 YEAR GOAL	PERFORMANCE MEASUREMENTS
<p>Support, promote and strengthen CBO, Faith Based and municipalities that offer services for homeless individuals and families in their mainstream process from homelessness to self-sufficiency and independent living.</p>	<p>To facilitate empowerment of the Community Base Organization, Faith- Based and municipalities in developing an integrate service delivery system and efficient financing systems.</p>	<p>Increase the number and quality of emergency shelters, transitional housing facilities and supporting services for the homeless individuals and families.</p> <p>Promote on-going assessment and evaluation of services to 50 % of the organizations that receives funds.</p> <p>Provide technical assistance to 100% new CBO, Faith Based and Municipalities that receive Emergency Shelter Grant funds and to 30% of the ones that have received funds in previous years.</p> <p>Coordinate at least three (3) training (successful models</p>	<p>Update the Emergency Shelter Grant distribution plan according to the annual funds of the program.</p> <p>Number of grants proposals evaluated and allocated.</p> <p>Number of technical sessions in the areas of assessment and evaluation.</p> <p>Percent of findings in the monitoring reports</p> <p>Percent of new CBO, Faith Based and Municipalities that receive technical assistance.</p> <p>Number of training sessions</p>

STRATEGIC GOAL	5 YEARS GOAL	1 YEAR GOAL	PERFORMANCE MEASUREMENTS
	<p>Promote streamlining of local requirement to be more flexible in service delivery</p> <p>Promote best practice models of care initiatives for the homeless priority group of drug users.</p>	<p>and activities, technical assistance and micro-enterprise) for the organizations receiving Emergency Shelter Grant funds.</p> <p>Collaborate with the Planning Division of the Assistant Secretariat of Planning of the Department of the Family in the development of a Performance Measurement System pilot project.</p> <p>Examine and evaluate the Department of the Family, Emergency Shelter Grant Program regulations and procedures.</p> <p>Identify the different initiatives in Puerto Rico that use medication as model of care.</p> <p>Encourage initiatives to enhance health services for homeless</p>	<p>Number of participants in the training sessions.</p> <p>Number of meetings with the personnel of the Planning Division.</p> <p>Number of Program rules revised.</p> <p>Number of meetings with CBO, Faith Based and Municipalities, government agencies, universities, health professionals and other individuals that promote this model.</p> <p>Number of initiatives identified.</p>

STRATEGIC PLAN 2005-09

DEPARTMENT OF HEALTH  
 "HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS"  
 HOPWA

STRATEGIC GOALS	5 YEAR GOALS	1 YEAR GOALS	PERFORMANCE MEASUREMENTS
<p>1. Expand housing opportunities and support services for low and very low-income people living with HIV/AIDS (PLWHA) and their families who live outside the San Juan EMSA.</p>	<p>1.1. Provide funds to approximately five (5) new non-profit organizations that offer housing related and support services to PLWHA and their families located outside the San Juan EMSA.</p>	<p>1.1.1. Award contracts to at least one (1) new non-profit organization located outside the San Juan EMSA selected after a RFP and evaluation process, with the capability of providing housing related and support services to PLWHA.</p> <p>1.1.1.a. Implement an efficient HOPWA funds allocating process to maximize the utilization of existent resources.</p> <p>1.1.1.b. Establish clear selection criteria to guarantee that projects sponsored provide services as stated in contracts that will be granted.</p> <p>1.1.1.c. Implement a quick and efficient fund distribution process</p>	<p>1.1.1.1. A request for proposals specifying the need to sponsor new non-profit organizations located outside the San Juan EMSA.</p> <p>1.1.1.2. Funds allocated and a written contract awarded for at least one (1) new non-profit organization located outside the San Juan EMSA during FY 2005 to provide funds for housing assistance and support services to PLWHA.</p> <p>1.1.1.3. A written revised and updated process to allocate funds and award contracts to selected projects sponsored, in accordance with the (5) year and annual Goals of the Consolidated Plan and HOPWA program established priorities.</p>

	<p>1.2. Establish the provision of the tenant-based rental assistance activity by contracting approximately five (5) municipalities located outside the San Juan EMSA.</p>	<p>to hasten contract awards of non-profit organizations.</p> <p>1.1.1.d. Implement an efficient monitoring process to improve projects sponsored accountability of the awards granted with competitive funds.</p> <p>1.2.1. Initiate a pilot project with municipalities, which have previous experience serving PLWHA to provide tenant-based rental activities with Municipality of San Juan HOPWA program funds.</p> <p>1.2.1.a. Assess the capacity of the PRDOH HOPWA program to sponsor tenant based rental assistance activities.</p> <p>1.2.1.b. Establish contact with at least three (3) municipalities whose tenant based rental projects were formerly sponsored by the Municipality of San Juan HOPWA program.</p> <p>1.2.1.c. Write a special request for proposals to announce the availability of funds to sponsor</p>	<p>1.2.1.1. A special request for proposals directed to the municipalities located outside the San Juan EMSA that were selected for the pilot project of tenant based rental assistance activities.</p> <p>1.2.1.2. Funds allocated and written contracts awarded to at least two (2) municipalities that will participate in the tenant based rental assistance pilot project during FY 2005.</p>
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	<p>1.3. Provide technical assistance to five (5) non-profit organizations projects sponsored in order to create a referral linkages system with municipalities and other public and private agencies to serve better housing needs of PLWHA.</p>	<p>tenant based rental assistance activities.</p> <p>1.2.1.d. Evaluate submitted written applications and award contracts to approximately two (2) selected proposals.</p> <p>1.3.1. Coordinate meetings with at least one (1) new non-profit organization to convey the need to establish links with municipalities and other public and private agencies in order to enhance housing opportunities for PLWHA.</p> <p>1.3.1.a. Encourage the establishment of written collaborative agreements to formalize the cooperation between the new project sponsored and all related parties.</p>	<p>1.3.1.1. Written minutes of the meetings held with non-profit organizations.</p> <p>1.3.1.2. Written collaborative agreements established between non-profit organizations, municipalities and other public and private agencies.</p>
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STRATEGIC GOALS	5 YEAR GOALS	1 YEAR GOALS	PERFORMANCE MEASUREMENTS
<p>2. Continue to provide housing opportunities and support services for low and very low-income people living with HIV/AIDS (PLWHA) and their families who live outside and within the San Juan EMSA.</p>	<p>2.1. Continue to sponsor approximately ten (10) non-profit organizations that provide essential housing related and support services to PLWHA and their families located outside and within the San Juan EMSA.</p>	<p>2.1.1. Award contracts to approximately ten (10) non-profit organization located outside and within the San Juan EMSA selected after a RFP and evaluation process, with the capability of providing housing related and support services to PLWHA</p> <p>2.1.1.a. Implement an efficient HOPWA funds allocating process to maximize the utilization of existent resources.</p> <p>2.1.1.b. Establish clear selection criteria to guarantee that projects sponsored provide services as stated in contracts that will be granted.</p> <p>2.1.1.c. Implement a quick and efficient fund distribution process to hasten contract awards of non-profit organizations.</p> <p>2.1.1.d. Implement an efficient</p>	<p>2.1.1.1. A request for proposals specifying the need to continue sponsoring some essential housing assistance and support services provided by non-profit organizations located within the San Juan EMSA.</p> <p>2.1.1.2. Funds allocated and a written contract awarded approximately ten (10) non-profit organization located outside and within the San Juan EMSA during FY 2005 to provide funds for essential housing assistance and support services to PLWHA.</p> <p>2.1.1.3. A written revised and updated process to allocate funds and award contracts to selected projects sponsored, in accordance with the (5) year and annual Goals of the Consolidated Plan and HOPWA program established priorities.</p>

	<p>2.2. Provide technical assistance to approximately ten (10) non-profit organizations projects sponsored in order to create a linkages system with municipalities to serve better housing needs of PLWHA</p>	<p>monitoring process to improve projects sponsored accountability of the awards granted with competitive funds.</p> <p>2.2.1. Coordinate meetings with at least two (2) new non-profit organizations to convey the need to establish links with municipalities and other public and private agencies in order to enhance housing opportunities for PLWHA.</p> <p>2.2.1.a. Encourage the establishment of written collaborative agreements to formalize the cooperation between projects sponsored and all related parties.</p>	<p>2.2.1.1. Written minutes of the meetings held with non-profit organizations.</p> <p>2.2.1.2. Written collaborative agreements established between non-profit organizations, municipalities and other public and private agencies.</p>
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STRATEGIC GOALS	5 YEAR GOALS	1 YEAR GOALS	PERFORMANCE MEASUREMENTS
<p>3. Improve the quality of services provided to PLWHA.</p>	<p>3.1. Continue to offer and expand technical assistance by HOPWA staff based on the needs identified of non-profit organizations and municipalities.</p>	<p>3.1.1. Grant technical assistance to at least five non-profit organizations that need to strengthen HOPWA program and fiscal rules and procedures.</p> <p>3.1.1.a. Review HOPWA program goals and objectives for each of the five projects sponsored.</p> <p>3.1.1.b. Revisit appropriate formularies and instruments to measure performance.</p> <p>3.1.1.c. Review risk analysis procedure criteria to determine priorities in the technical assistance process.</p>	<p>3.1.1.1. Complete on site visits technical assistance reports.</p> <p>3.1.1.2. Reports of the review of the HOPWA program goals and objectives for each of the five projects which technical assistance was granted..</p> <p>3.1.1.3. Data formularies and instruments revisited.</p> <p>3.1.1.4. Risk Analysis procedure reviewed.</p>

STRATEGIC GOALS	5 YEAR GOALS	1 YEAR GOALS	PERFORMANCE MEASUREMENTS
<p>4. Assist non-profit organizations and municipalities to develop performance measurements systems.</p>	<p>4.1. Establish a performance measurement system in at least 90% of all projects sponsored with HOPWA funds during the five-year period between 2005 and 2009.</p>	<p>4.1.1. Perform continuous technical assistance to five (5) non-profit organizations and municipalities regarding the establishment of a performance measurement system.</p> <p>4.1.1.a. Conduct on-site technical assistance, and provide written educational literature regarding the importance of measuring performance, system components, and measuring outcomes.</p>	<p>4.1.1.1. Evidence of technical assistance provided to five (5) projects sponsored.</p> <p>4.1.1.2. Minutes of meetings held with representatives of the (5) projects sponsored.</p> <p>4.1.1.3. A document with a draft of a performance measurement system per each of the (5) projects sponsored.</p>

## E. NONHOUSING COMMUNITY DEVELOPMENT PLAN

Since 1995 more than 300 million dollars have been distributed among Puerto Rico's non-entitlement municipalities. For planning purposes, it is anticipated that Puerto Rico's FY 2005 program allocation will be of \$53,094,663.00. The strategic allocation of available funds to achieve maximum benefit for low and moderate-income residents is the challenge for this Consolidated Plan.

The Office of the Commissioner for Municipal Affairs is responsible for the administration of the funds provided under the CDBG Program, for the small "non-entitlement" Municipalities. The use of this Program's Funds is aimed toward the development of viable urban communities. This is done by providing adequate housing and living environment and by promoting economic opportunities to these non-entitlement municipalities, especially to the low and moderate income persons.

The eligible activities are grouped into five main areas: infrastructure, housing, community development, economic development and public services and utilities which can be categorized into three main categories: Community Development, Economic Development and Planning. These categories overlap, but provide a basic framework to perceive the program as a unit.

Under the community development activities following table summarized the projects funded with CDBG funds:

<b>1999-2003 #of Projects, Low and Moderate Persons Served or Jobs Created</b>							
<b>Category</b>	<b>Type of Project</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>Total</b>
	<b>Number of Projects</b>						
Public Facilities	Senior Centers	3	1	1	2	3	10
	Handicapped Centers		1				1
	Homeless Centers						0
	Youth Centers		1				1
	Neighborhood Facilities	7	5	13	8	9	42
	Child Care Center				1		1
	Parks and/or Recreation Facilities	45	41	46	39	34	205
	Health Facilities						0
	Parking Facilities		1	1	3	1	6
	Abused/Neglected Facilities						0
	AIDS Facilities						0
	Other Public Facilities	10	4	8	4	9	35
Housing Rehabilitation	44	46	24	40	39	193	
Public Improvements	Solid Waste	1	1	3	1		6
	Flood Drain		3	2	1		6
	Water	1	3				4
	Street	40	40	46	57	68	251
	Sidewalk	2	6	5	6	5	24
	Sewer	2	3	3	4	2	14

	Asbestos						0
	Other Infrastructure	7	9	8	7	5	36
	<b>Number of Low and Moderate Persons Served</b>						
Public Services	Senior Centers				114		114
	Handicapped Centers				10		10
	Youth Services	4,582	825	245	5,738		11,390
	Transportation Services			3,594			3,594
	Substance Abuse Services						-
	Employment Training Services						-
	Crime Awareness Services	25,605	37,000	21,977	63,920	44,819	193,321
	Fair Housing Counselling Services						-
	Child Care Services						-
	Health Services	1,147	2,507	1,628	2,645	2,501	10,428
	Other Public Services	3,778	3,507		58,918	55,916	122,119
	Accessibility Needs						-
	Energy Efficiency Improvements						-
	Lead-based Paint/Hazards						-
	Code Enforcement						-
		<b>Number of Jobs Created</b>					
Economic Development	Commercial-Industrial Rehabilitation			1	47	10	58
	Commercial-Industrial Infrastructure						-
	Commercial-Industrial Improvements			2			2
	Micro-Enterprises			14	73	84	171
	Other Business	11	11				22
	Technical Assistance						-
	Other Economic Development			25	7	57	89

This project will be continued during the next five- year Consolidated Plan and the funds will be distributed on a competitive basis, based on the needs assessment and high priority needs established by the government of Puerto Rico.

## F. BARRIERS TO AFFORDABLE HOUSING

The following table outlines the barriers for affordable housing and the strategies to overcome them. It complements the information provided on section III D.

BARRIER	STRATEGY FOR AMELIORATION
<p>Tax policies affecting land and other properties</p> <ul style="list-style-type: none"> <li>▪ Real Estate Taxes</li> <li>▪ Construction Taxes</li> </ul>	<p>These taxes are the primary tax base for the Municipalities and cannot be eliminated. However, municipal governments can be encouraged to lower or eliminate construction taxes in the case of social housing projects.</p> <p>The Legislature should be asked to approve legislation forgiving any past uncollected taxes or any prospective tax collection on vacant land or property that could be converted into affordable housing. This incentive will allow starting construction in empty or dilapidated urban spots.</p>
<p>Land Use Controls and zoning ordinances</p> <p>How much mixed uses in residential areas are to be tolerated?</p>	<p>Municipal governments should be encouraged to include in their Land Use and Zoning Plan lands available for potential development.</p> <p>Affordable housing for low income families should allow some type of income activities that would allow these families some income generation.</p>
<p>Building codes and consultation processes - Burdensome building permit requirements</p>	<p>For the past 15 years Puerto Rico has been hit by eight hurricanes and building code enforcement has been the critical issue for the lack survivability of low income housing. Building code enforcement is a most, at a reasonable cost.</p>
<p>Fees and charges</p> <p>Impact fees are the new income generating approach for urban development. The need for infrastructure development is a most, but not at the expense of affordable housing.</p> <p>Interest Rates</p>	<p>State agencies have preferential fees for social interest housing projects. They should be encouraged to review their impact fee policies</p> <p>Preferential interest rates should be granted to social impact housing projects</p>
<p>Lack of Infrastructure</p>	<p>There is a need to develop infrastructure facilities for areas that could support affordable housing projects.</p>
<p>Other Barriers</p> <p>Lack of experienced developers</p>	<p>Outreach activities and orientation programs will promote the feasibility of social impact projects</p>

## G. LEAD BASED HAZARDS

Federal regulations require that lead-contaminated dwelling units targeted for rehabilitation/renovation -- evidenced by flaking or chipped paint that generated dust -- must be made lead-free. When added to the numerous other extraordinary incremental expenses of rebuilding urban housing, this cost for lead abatement makes most potential residential rehabilitation projects prohibitively expensive, exceeding the likely economic value of the renovated property. Therefore, units remain blighted and full of lead.

The lead hazard reduction requirements would be conducted to any assisted housing and any paint disturbed during rehabilitation, and must be repaired. Safe work practices must be used during rehabilitation including the repair of disturbed paint. After the work is completed, the worksite must pass a clearance examination before occupants are allowed to return to the areas where the work was performed.

This item is discussed with more detail in Section II E -- Lead Based Paints, of this Consolidated Plan. The PRPHA continues the lead based paint removal, at all their public housing modernization projects.

## H. ANTIPOVERTY STRATEGY

According to the US Census 2000, Puerto Rico has the highest poverty rate in the Nation. The following Table presents a comparison of poverty status among United States, Puerto Rico and Selected States:

**Table I: Comparison Poverty Rates with Puerto Rico**

Puerto Rico, USA and Selected States	Poverty Status
<b>Puerto Rico</b>	<b>48.2</b>
<b>USA</b>	<b>12.4</b>
Mississippi	19.9
New York	14.6
California	14.2
Florida	12.5
Illinois	10.7
New Jersey	8.5
Connecticut	7.9

Source: US. Census 2000

### Population with greatest need

The National Poverty Level evidence that Puerto Rico has three times more poverty rate than the national rate and over any State in the Nation. This single factor of poverty rate requires a comprehensive service delivery model and that significant funding investment be made directly in order to alleviate the poor living conditions and allow for growth and development among this sector.

Of the 1,818,687 individuals under the poverty rate 417,218 are 65 years and over representing 23 % of the poverty population in Puerto Rico.

According to the US Census 183,500 persons age 65 and more live under the poverty rate in Puerto Rico this represents approximately 10% of the poverty population. The vast majority of the older persons that live under the poverty rate reside in rural municipalities that have limited job opportunities as well as limited resources. This number of older persons under the poverty rate (183,500) is 44% of the total older population 417,218. This high rate of older persons under the poverty rate presents a serious economic and social problem to the persons as well as to the governmental agencies that have to provide social benefits related to housing, health, transportation, caring services, medication, recreation activities, job opportunities, training and retraining and other services that represent a high cost to society.

Data on the US Census 2000 provide that there are 816,328 family households in Puerto Rico. The average family income is \$28,462.00. Family incomes are from different sources such as follows:

Number persons with Social Security	Average Income from Social Security	Number of persons with Supplemental Assistance	Average Income Supplemental Assistance	Persons with income from Public Assistance	Average Income from Public Assistance	Number of persons with Retirement	Average Income from Retirement
426,429	\$7,359.	16,992	\$5,137.	253,358	\$2,266.	134,969	\$12,505.

The Government of the Commonwealth of Puerto Rico enacted the Law No. 1 of March 1, 2001 for the Socioeconomic Development and Empowerment of the Special Communities of PR, which created the Oficina de Comunidades Especiales. The Act establishes the public policy to identify areas of extreme poverty, the coordination of services, and initiatives among public agencies, community organizations, and private sector. In addition, the Act establishes the assignment of resources for infrastructure and housing improvements. On the other hand, the Act presents the need to address social and health problems in order to improve the quality of life of the Special Communities. The Office of Special Communities is also directed to encourage and promote self sufficiency and empowerment among the residents.

In addition, the PR Department of Housing is combining HOME funded projects with the Perpetual Trust Fund for the Special Communities, Section 8 Project-Based Rental Assistance,

and State Law 173 funds— Elderly Rental Assistance, created to support and maintain affordable rental projects for low-income families and elderly citizens, among other available funds. A good example of a project financed with various sources of funds is the “Egida de las Enfermeras en San Juan”. This project is in the process to be developed with combined funds from the HOME Program, Section 8, and Tax Credits.

The Secretary of the PR Department of Housing has continued executing Memorandums of Understanding (MOUs) with various municipalities and agencies as an initiative towards creating partnerships and leveraging resources for the development of affordable and secure housing dwellings.

### *Special Communities*

The Government of the Commonwealth of Puerto Rico enacted the Law No. 1 of March 1, 2001 for the Socioeconomic Development and Empowerment of the Special Communities of PR, which created the Oficina de Comunidades Especiales. The Act establishes the public policy to identify areas of extreme poverty, the coordination of services, and initiatives among public agencies, community organizations, and private sector. In addition, the Act establishes the assignment of resources for infrastructure and housing improvements. On the other hand, the Act presents the need to address social and health problems in order to improve the quality of life of the Special Communities. The Office of Special Communities is also directed to encourage and promote self sufficiency and empowerment among the residents.

“Comunidad Especial” is a low, very low or extremely low income underserved area, geographically defined, characterized by an unequal access to resources obtained by other sectors of our society, with lack of infrastructure, living in deteriorated and dilapidated housing dwellings, adverse environmental or high risk conditions, with a diverse variety of social problems, among other unacceptable situations. There are 686 communities identified in Puerto Rico.

The Special Communities Program is funded with state funds managed by the Perpetual Trust Fund for Special Communities and are projected to match state, private, and federal funding, among them, HOME Program funds.

The Housing Development and Improvements Administration (ADMV) of the PR Department of Housing is the agency in charge of the housing component of the Special Communities program. An estimate of \$690,000,000 (from the Perpetual Trust Funds for Special Communities) was assigned to the PR Department of Housing for the development of affordable housing, infrastructure and other projects.

ADMV has the responsibility for the implementation and development of housing rehabilitation and development, infrastructure and public facilities within the 222 Comunidades Especiales that revealed multiple housing priorities such as: property titles, dilapidated and deteriorated homes, overcrowded housing dwellings, lack of infrastructure and utilities services, and high risk environmental conditions, among other needs. Likewise, ADMV will also contribute to the economic development and job creation in those communities by hiring residents for construction projects.

The PR Department of Transportation and Public Works (DTOP) are responsible for the development and improvement of infrastructure and public facilities of the rest of the Special Communities.

## **Policy**

As a matter of policy, Puerto Rico's Anti-Poverty Strategy authorizes that federal and state funding is used to:

- Provide a range of services and activities having measurable and potentially major impact on causes of poverty in the community, or in those areas of the community where poverty is a particularly acute problem (CDBG, ESG)
- Provide activities designed to assist low-income participants, including the elderly poor (CDBG, ESG)
- Secure and retain meaningful employment for its citizens (CDBG)
- Assist citizens in attaining an adequate education (CDBG)
- Assist citizens in obtaining and maintaining adequate housing and securing a suitable living environment (HOME, HOPWA, CDBG)
- Provide emergency assistance through loans or grants to meet immediate and urgent individual family needs, including the need for health services, nutritional food, housing or employment-related assistance (CDBG, ESG, HOPWA)
- Remove obstacles and solve problems which block the achievement of self-sufficiency (CDBG)
- Coordinate and establish linkages between governmental and other social service programs to assure the effective delivery of such services to low-income individuals (HOME, ESG, CDBG, HOPWA)
- Encourage the use of entities in the private sector of the community in efforts to ameliorate poverty in the community (HOME, ESG, CDBG, HOPWA)

## **I. INSTITUTIONAL STRUCTURE**

The housing resources are best understood in terms of the institutional structure through which housing programs are implemented. The housing program success is measured by whether it produces enough units so that all persons have safe, decent and affordable housing. The institutional structure through which this is attained include government agencies accountable for housing and economic development, as well as private industry and not-for-profit organizations.

## GOVERNMENT COMPONENTS OF THE INSTITUTIONAL STRUCTURE

COMPONENT	ROLE
U.S. Department of Housing and Urban Development	Addresses the housing problems of low income families and individuals by providing funds for Section 8 rental assistance, seeding local and corporate investment in housing, and housing assistance for homeless, elderly, disabled persons and persons with HIV/AIDS
U.S. Rural Development Administration	Provides funds for rural housing and infrastructure projects
Federal National Mortgage Association (Fannie Mae)	Provides credit to the conventional mortgage market.
Federal Home Loan Mortgage Corporation (Freddie Mac)	Provides credit to the conventional mortgage market.
Government National Mortgage Association (Ginnie Mae)	Provides liquidity to the secondary mortgage market and attracts capital to the residential mortgage markets. Helps increase the supply of affordable housing projects by guaranteeing securities issued by private lenders backed by pools of residential mortgages insured by the Federal Housing Agency, the Department of Veterans Affairs and the Rural Housing Service.
Puerto Rico Department of Housing	Provides assistance to private industry and not-for-profit organizations for development and/or rehabilitation projects. Administers the Section 9 rental assistance program.
Puerto Rico Housing and Bank Agency	Provides financing, either directly or through private banking for the acquisition of housing by persons and/or families of low and moderate income.
Puerto Rico Planning Board	Controls and/or approves land use and zoning
Puerto Rico Regulations and Permits Administration	Regulates and permits development. Also enforces zoning regulations.
Puerto Rico Department of Labor	Administrates training and job placement programs to assist low-income unemployed or underemployed persons
Puerto Rico Government Development Bank (Puerto Rico Housing Finance)	Facilitates financing for housing development by private developers and makes economic development loans.

### Private Industry

The private sector plays a very important role in providing affordable housing. For that reason, the government of Puerto Rico encourages public/private partnerships to coordinate and leverage the resources necessary to provide affordable housing.

**Developer/builder/Owner Sector** – develops the private housing stock and supports public and subsidized housing development. Household with moderate, middle and high income are serviced exclusively by the private sector.

**Financing Sector** – Provide the primary financing source of housing development and related activities and conducts community lending operations.

## **Not-for profit organizations**

There are many not-for-profit organizations that provide a variety of services regarding housing, as well as social support services to persons and families with special needs and low or no income persons.

There are many institutions and not-for-profit organizations that have developed considerable expertise in the housing field. Nevertheless, the development of coordination and cooperation between local governments and these organizations is obviously necessary for the successful development and management of affordable housing projects.

## **J. LOW INCOME HOUSING TAX CREDITS**

The Puerto Rico Housing Finance Corporation, a subsidiary of the Government Development Bank for Puerto Rico, in compliance with the rules set forth in Section 42 of the Internal Revenue Code, has developed and implemented a Tax Credit Allocation Plan. The purpose of this tax credit is to encourage and promote investment in affordable rental housing for low-income households. These investments will either generate increased housing units, or significantly upgrade existing units by offering a reduction in the tax liabilities of the investors. Tax credits will be distributed to the most qualified and eligible projects through Puerto Rico. Eligible projects must meet minimum standards as prescribed in Section 42 of the Internal Revenue Code.

In an attempt to best utilize the resources allocated under the tax credit program, the Corporation used historical data and independent sources to assess the housing needs of the state. Based on these identified housing needs, the Corporation has established certain housing priorities to be used for the distribution of the low-income housing tax credits. The Corporation seeks to promote: projects which add to, or significantly upgrade the existing low income housing stock; projects which without tax credits would not likely set-aside units for low-income tenants; projects which have a significant portion of units designated for tenants with special needs; and balanced distribution of tax credits throughout Puerto Rico in terms of geographic and urban/rural areas.

## **K. PUBLIC HOUSING RESIDENT STRATEGY**

The organization of Public Housing Resident Councils is considered an important tool for encouraging initiatives and developing capacities. These councils have proved to be an effective vehicle for community leadership to identify problems and solutions, and to develop activities that develop a sense of belonging, community cohesion and social responsibility.

Tenant Opportunity Program (TOP) grants provide up to \$100,000 for economic development opportunities. TOP program goals are to overcome dependence on government welfare programs. With the Social Reform Act of 1996, TOP grants become a valuable tool for resident

empowerment. To receive a TOP grant, a Residents Council must be registered with the Puerto Rico Department of State as a not-for-profit organization with Section 501(c)(3) status. This status affords eligibility to the Resident Council so that it can compete for any available additional funding, both federal and private.

## **L. MONITORING**

The Office of the Commissioner of Municipal Affairs for its CDBG Program, the Puerto Rico Department of Housing for its HOME Program, the Puerto Rico Department of the Family for its ESG Program, and the Puerto Rico Department of Health for its HOPWA Program, will follow the standards and procedures established by the US Department of Housing and Urban Development to monitor their housing and community development and services projects in order to ensure long-term compliance with program requirements. This will be discussed in detail in Section VI, Monitoring, of the Action Plan.

COMMONWEALTH OF PUERTO RICO

ACTION PLAN

FISCAL YEAR 2005-2006

I. EXECUTIVE SUMMARY

The U.S. Department of Housing and Urban Development, Community Planning and Development (CPD) formula programs funds for Puerto Rico, at State level include: Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), Housing Opportunities for People with AIDS (HOPWA) and Home Investment Partnership Program (HOME) as follows:

TABLE I:

*State Agency Programs and Allocation Funds 2005-2006*

STATE AGENCY	PROGRAM	ALLOCATION 2005-06
Office Of The Commissioner For Municipal Affairs	CDBG	\$53,094,663.00
P.R. Department Of Housing	HOME	\$17,815,257.00
P.R. Department Of Family Affairs	ESG	\$3,061,115.00
P.R. Department Of Health	HOPWA	\$1,636,000.00

The lead agency for the Consolidated Plan strategy is the Office of the Commissioner for Municipal Affairs.

In accordance to the regulations at 24 CFR Part 91, one year Action Plan was prepared based on the specific needs and goals of local and state level following the Commonwealth of Puerto Rico Consolidated Plan strategy. All federal and state laws and regulations have been considered along with the strategic policy of the governor of Puerto Rico, Hon. Aníbal Acevedo Vilá, in the development of an operationally feasible document.

This Plan constitutes an application for federal funds, and at the same time is a planning document elaborated on participatory grounds, based on performance assessment, that serves as a strategic document in carrying out the contemplated programs.

In our effort to improve pro-active citizen participation, we continue developing strategies, at State and local levels. The coordination by the Interagency Task Force composed of the key staff of the four agencies that administer the programs encourages the active, on going participation process at all levels.

Citizen participation continually nourishes the planning and development process. Various strategies, such as the following, were developed to ensure that community needs and expectancies were taken into account:

- Three regional planning meetings were held during the month of February, 2005 at the municipalities of Ceiba, Guayanilla, and Cataño. These meetings were announced at a local major circulation newspaper inviting non-entitlement municipalities, private sector and non-profit organizations. A Needs Assessment Questionnaire was distributed, complied and tabulated. Fifty-one (51) municipalities answered the Needs Assessment Questionnaire, forty-two (42) non-profit organizations from the ESG Program and thirty-two (32) non-profit organizations from the HOPWA Program.
- At the individual level, letters have been acknowledged and personal interviews have been conducted at State and local levels, where needs were reported and addressed. This helped the local government to have first hand communication with their citizens.
- Meetings with members of the private sector were held in order to acknowledge their needs and take into account their projections in accordance to the government's policy.
- Meetings have been held with non-for profit organizations to develop strategies regarding their active role in the community.
- Meetings were held with local government officials, in order to consider local policies and planning.

The Action Plan, in accordance to the Consolidated Plan, furthers three (3) basic national goals, mainly directed and developed to benefit particularly, low and moderate and very low-income individuals. These goals are:

- To expand economic opportunities
- To provide a suitable living environment
- To provide decent housing

Through the description of each program objective, the State explains how the distribution of funds will directly address priority needs and objectives, as described in the Consolidated Plan. It also addresses the necessary link between need and action as Stated in the Consolidated Plan, 24 CFR Part 91.

## **CDBG PROGRAM**

The Office of the Commissioner for Municipal Affairs (OCMA) is the Agency responsible for administering the State CDBG Program. The mission of the State CDBG Program is to promote the improvement of the economic and physical environment in the non-entitlement small cities, for the benefit, primarily, of low and moderate income residents. The mission is achieved through a consolidated process that promotes coordination and participation of all the elements responsible for the development of the community.

For program year 2005-2006 the State CDBG Program, will allocate funds to 51 non-entitlement municipalities, using a basic allocation and a competitive method.

Consistent with the overall goals, funds will be available to assist eligible applicants in carrying out Community Development (Infrastructure, Public Facilities), Economic Development, Housing activities and Public Services that will benefit mostly low-income persons.

The State CDBG program objectives are:

- Support and encourage viable strategies to expand housing as well as economic opportunities for low and moderate income persons.
- Assist units of the local government and their communities in the development and implementation of plans and strategies to address the priority needs of low and moderate income persons.
- Coordinate and encourage, on an on going basis, the relationship between all the parties involved in the need/problem solving within our communities.
- Assist communities in administering community development initiatives, in order to achieve goals in a timely fashion.

The above priority needs and specific objectives are described in the State Consolidated Plan. The fiscal year 2005-2006 distribution of funds addresses these priorities.

## **HOME PROGRAM**

The HOME Program (Home Investment Partnerships Act), established under Title II of the National Affordable Housing Act of 1990 was created to provide decent, safe and affordable housing to low and very-low income families, and to minimize rent burdens and deteriorating housing dwellings.

On February 10, 1992, HUD designated the Commonwealth of Puerto Rico eligible to participate in the State HOME Investment Partnerships Program. The PRDH became the agency of the Commonwealth of Puerto Rico nominated for the administration of the State HOME Program in accordance with 24 CFR Part 92.105. The Planning and Technical Services Division of the PRDH had the responsibility of administrating the Program until September 2002, when the Housing Development and Improvements Administration assumed the direction of the State Home Program.

The goals of the PR Department of Housing (PRDH) and the State HOME Program are to:

1. Strengthen public-private partnerships.
2. Expand the supply of decent, safe, sanitary and affordable housing, with primary attention for the construction of new homeownership and rental housing, for low-income and very low-income families.
3. Establish minimum non-federal matching investments to complement federal funding in the provision of affordable housing.

In order to achieve these goals, the State HOME Program will use the multilevel service partnership concept for the coordination of federal, state, municipal and private resources, both human and monetary.

**MISSION STATEMENT FOR THE HOUSING AGENCIES UNDER THE PRDH**

AGENCY	MISSION STATEMENT
Home Program	To promote for low income families, the construction of new subdivisions harmonizing the land use within the environmental characteristics of the area and to improve the quality of life of those communities in need, through the rehabilitation of their housing stock, thus increasing the number of affordable dwellings in the island for homeownership opportunities and rental occupancy.
Housing Development and Improvements Administration	To develop and improve the housing dwellings at very low-income communities, promoting the optimal use of the available land to the enhancement of the quality of life; in order to contribute to the increment of the housing stock.
Public Housing Administration	To assure the maintenance, rehabilitation, and effective administration of the public housing developments in order to increment the availability of affordable housing, promoting the economic development and the quality of life of their tenants until they reach self-sufficiency.
Community Revitalization Administration	To execute the PRDH policy providing community and socio-economic development services to the public housing developments and low-income communities, promoting the concept of self-sufficiency and self-effort.
PR Housing Finance Authority	To provide and promote affordable mortgage financing to low and moderate-income families enabling them to buy, build or improve their homes, contributing to the strength of the family, the community, and the development of the economy of the Island.

The mission of ADMV is to develop and improve the housing conditions in communities of extreme poverty and to promote the optimal use of land and the quality of life in order to help increase the housing inventory for low and very low income persons.

The State HOME Program objectives and priorities for Puerto Rico for Fiscal Year 2005-2006 are to:

- Provide subsidy for the rehabilitation of existing units for rental or homeownership,
- Provide funds to Community Housing Development Organizations (CHDOs) and private developers for new construction, for sale or rent.
- Provide financial assistance to low-income homebuyers in order to assist them reduce their mortgage loans in order to purchase a house.
- Assist eligible low-income families to become first-time homebuyers by providing down payment assistance and closing costs, pursuant Subtitle E of Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990 as amended, better known as the *American Dream Down payment Initiative*.

- Encourage and sponsor the development of projects to assist special needs population.
- Contribute to fulfill the strategic goals of the PR Department of Housing and the Commonwealth of Puerto Rico toward the new construction and rehabilitation of affordable, safe, and decent housing units for low and very-low income families.
- Encourage the participation of nonprofit community based organizations become CHDOs. A 15% of the total allocation of the State HOME Program funds must be set aside for use by certified CHDOs to fund housing that will be owned, developed or sponsored by these entities.
- Encourage local governments to support nonprofit organizations as housing developers with the objective to increase the number of housing units constructed and rehabilitated or managed by social and community oriented groups.
- Provide technical assistance to HOME funds sub recipients in the areas of participant's qualification, management, federal and local requirements, and eligible activities and costs, among other areas, as required in the 24 CFR Part 92. Including TA to entities regarding the initiative of the participation of Faith-Based Organizations in HUD programs.
- Complete the re-organization process of the State HOME Program and recruit the resources needed to reinforce all areas of the Program.
- Monitor activities as per monitoring guidelines and plan adopted pursuant the 24 CFR Part 92.
- Develop, implement and maintain effective and efficient systems, controls and procedures to improve and assure compliance with federal regulations in the management of all aspects of the State HOME Program.
- Assist municipalities (island-wide) in the development and implementation of plans and strategies to address their communities and urban centers housing needs; focusing in the following initiatives:

#### A. Special Communities

The Government of the Commonwealth of Puerto Rico enacted the Law No. 1 of March 1, 2001, for the Socioeconomic Development and Empowerment of the Special Communities of PR, which created the *Oficina de Comunidades Especiales*. The Act establishes the public policy to identify areas of extreme poverty, the coordination of services, and initiatives among public agencies, community organizations, and private sector. In addition, the Act establishes the assignment of resources for infrastructure and housing improvements.

On the other hand, the Act presents the need to address social and health problems in order to improve the quality of life of the Special Communities. The Office of Special Communities is also aimed to encourage and promote self-sufficiency and empowerment among the residents.

"*Comunidad Especial*" is a low, very low or extremely low income underserved area, geographically defined, characterized by an unequal access to resources obtained by other sectors of our society, with lack of infrastructure, living in deteriorated and dilapidated housing dwellings, adverse environmental or high risk conditions, with a diverse variety of social problems, among other unacceptable situations. There are 686 communities identified.

The Special Communities Program is funded with state funds managed by the Perpetual Trust Fund for Special Communities and are projected to match state, private, and federal funding, among them, HOME Program funds. The Housing Development and Improvements Administration (ADMV) of the PR Department of Housing is the agency in charge of the housing component of the Special Communities program. An estimate of \$690,000,000 (from the Perpetual Trust Funds for Special Communities) was assigned to the PR Department of Housing for the development of affordable housing, infrastructure and other projects. ADMV has the responsibility for the implementation and development of housing rehabilitation and development, infrastructure and public facilities within the 222 *Comunidades Especiales* that revealed multiple housing priorities such as: property titles, dilapidated and deteriorated homes, overcrowded housing dwellings, lack of infrastructure and utilities services, and high risk environmental conditions, among other needs. Likewise, ADMV will also contribute to the economic development and job creation in those communities by hiring residents for construction projects.

The PR Department of Transportation and Public Works (DTOP) is responsible for the development and improvement of infrastructure and public facilities of the rest of the Special Communities.

#### **B. Revitalization of Urban Centers**

Another initiative of the Government of the Commonwealth of Puerto Rico is the *revitalization of urban centers* around the Island, created by the Law No. 212 of 2002 for the Revitalization of Urban Centers. The need for creating livable cities will integrate several factors such as: special, economic, physical, environmental, and quality of living.

This action will contribute to consolidate urban uses and activities in the inner cities by the support of state and local governments. The PR Department of Housing has undertaken the tasks of rehabilitation and development of new housing units in partnership with municipalities and the DTOP, which is the agency responsible for this initiative. This component is fundamental for the renewal of the urban centers. The projects will be developed with state, local and federal funds.

One of the most effective resources for implementing this initiative is the HOME Program, which will benefit low-income families obtain decent, secure and affordable housing in the urban centers. The PRDH has initiated the coordination process for housing development in available locations in the urban centers. The housing projects will complement the urban revitalization strategies, as stated in the Memorandum of Agreement between the PRDH and the Urbanism Area of the PR Department of Transportation and Public Works. Currently, there are twenty (20) housing projects located in fifteen (15) municipalities, with an investment of more than \$103,621,818.

TABLE II - . HOUSING DEVELOPMENT AT DESIGNATED URBAN CENTERS

Urban Center Project / Location	Municipality	Housing Units	Investment
<i>Solar Urbano</i>	Aibonito	20	1,460,000
<i>Caonillas</i>		80	3,509,000
<i>Apartamentos Buenos Aires</i>	Arecibo	11	1,051,803
<i>Finca Berwind</i>	Bayamón	60	Unknown
<i>Villas Arturo</i>	Camuy	151	6,175,000
<i>Villas Collazo</i>		125	8,125,000
<i>Villas Johnny Toledo</i>	Cayey	405	32,000,000
<i>Bloque 54 Núm. 15</i>	Coamo	3	292,339
<i>Núm. 8, 9, 20</i>		10	920,090
<i>Solares 3 y 4</i>		12	1,623,352
<i>Apartamentos Pedro Márquez</i>	Culebra	8	943,618
<i>Apartamentos Fulladosa</i>		10	1,387,450
	Gurabo	186	16,740,000
<i>Apt. Font Calero</i>	Humacao	10	2,681,666
<i>El Cemí</i>	Luquillo	45	2,632,500
<i>Riveras del Bucaná III</i>	Ponce	180	Unknown
	Quebradillas	72	10,080,000
<i>Urb. Montesoria I</i>	Salinas	100	7,000,000
<i>Urb. Montesoria II</i>		108	7,000,000
<i>Nuevo Amanecer</i>	San Germán	50	Unknown
<i>Jardín del Paraíso</i>	Yauco	Unknown	Unknown
Total		1,646	103,621,818

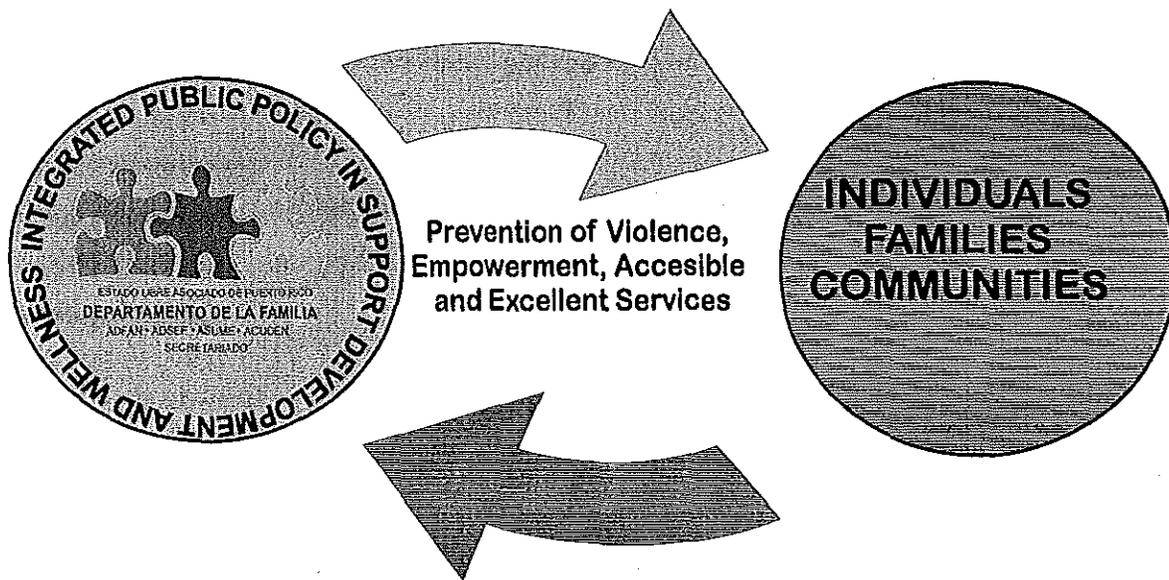
Information provided by the Planning and Technical Services Division of the PRDH

## ESG (EMERGENCY SHELTER GRANT PROGRAM)

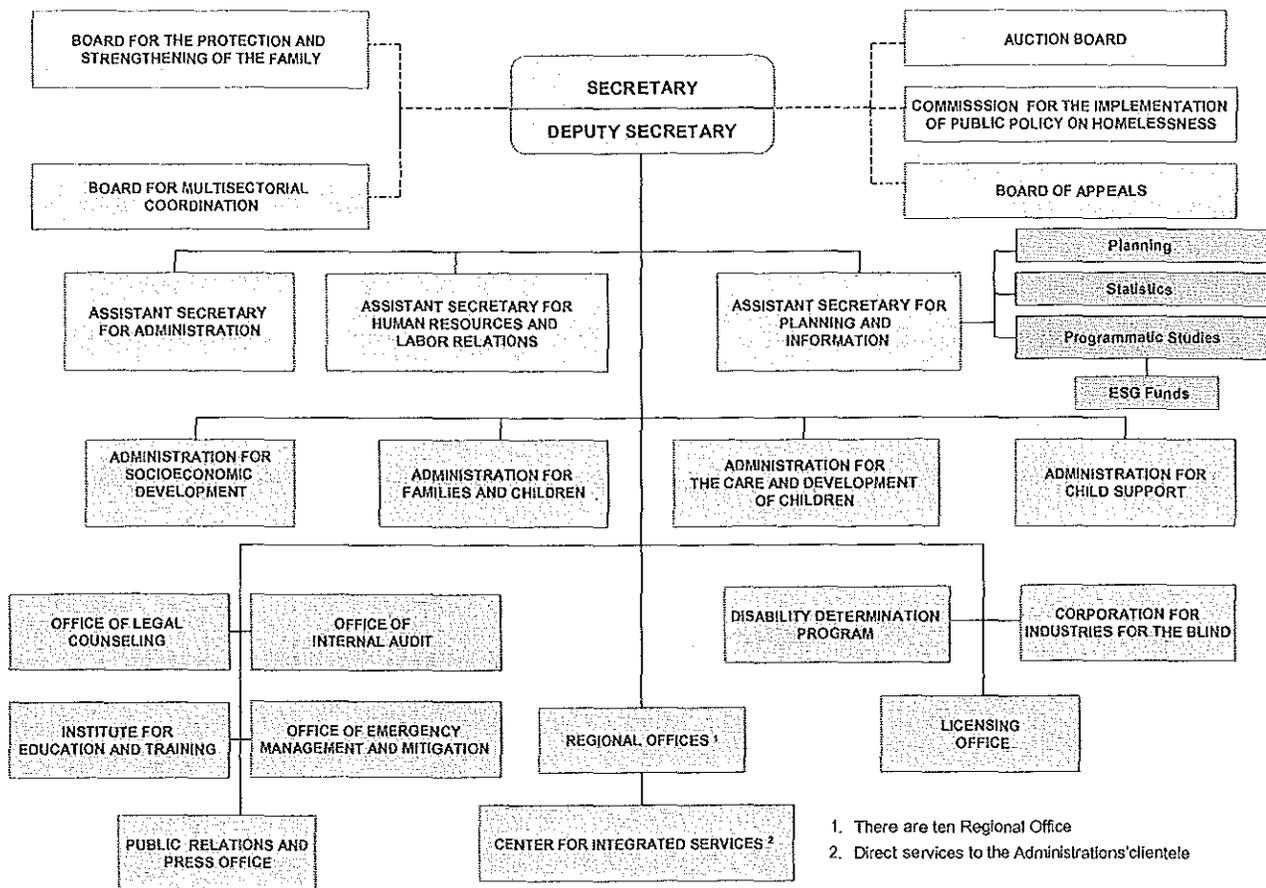
The Puerto Rico Department of the Family administers the Emergency Shelter Grant Program (ESG) for the Commonwealth of Puerto Rico.

The Puerto Rico Department of the Family **Mission Statement** is to facilitate the empowerment and self-sufficiency of the persons, families and communities; promoting their strengthening, with sensibility and respect of their needs and aspirations of development and peace. The Department of the Family (DF by its initials) Programmatic Priorities is presented in the next chart.

## INTEGRATED PUBLIC POLICY



The Department of the Family administers the Emergency Shelter Grant (ESG) Program for the Commonwealth of Puerto Rico. The direct administration of the Program is at the **highest management level** in the Department, under the Assistant Secretariat of Planning, as noted in the Department of the Family organizational chart.



Rev. January 2005

The Emergency Shelter Grants (ESG) program provides homeless persons with basic shelter and essential supportive services. ESG funds can be used for a variety of activities, including:

1. Rehabilitation or remodeling of a building to be used as a new shelter

- Operations and maintenance of a facility
- Essential supportive services (i.e., case management, physical and mental health treatment, substance abuse counseling and childcare up to 30% of ESG funds)
- Homeless prevention (up to 30%)
- Grant administration

ESG funds must be matched dollar-for-dollar with non-federal funds or "in-kind" contributions such as the value of donated buildings, supplies and equipment, new staff services, and volunteer time.

The objectives of the program are:

- To increase the quantity and quality of emergency shelters and transitional housing facilities for homeless individual and families
- To operate these facilities and provide essential services
- To help prevent homelessness.

The priorities groups established by Puerto Rico include:

- Homeless
- Drugs and alcohol abusers
- HIV/AIDS patients
- Domestic violence victims
- Families (single mothers)
- Elderly

### **HOPWA PROGRAM (Housing Opportunities for Persons with AIDS)**

The Puerto Rico Department of Health (PRDOH) is the agency responsible for defining and implementing AIDS service and health treatment policies in Puerto Rico. The program "Housing opportunities for Persons with AIDS" (HOPWA) is administered by the Special Projects Office, which is under the jurisdiction of the Central Office for AIDS Affairs and Communicable Diseases (OCASET), and the Auxiliary Secretariat for Prevention and Disease Control. The former manages also the Ryan White Title II Program and a legislative funded program where funds are allocated to the provision of day care and shelter activities to the HIV/AIDS population.

The PRDOH has a general goal to facilitate adequate housing through the planning, coordination, and implementation of housing assistance and supportive services for the HIV/AIDS community funded by the PRDOH HOPWA Program. This goal will be accomplished by the participation of all sponsored entities (community based organizations, consortia and local government entities).

#### **Main Objective**

The main objective of the PRDOH HOPWA program is to plan and coordinate the implementation of housing assistance and supportive services to benefit the HIV/AIDS population in Puerto Rico, with the collaboration of the Municipality of San Juan HOPWA Program, members of consortia and other service providers sponsored by the Ryan White Care Act, community based organizations and representatives of the HIV/AIDS community.

As objectives, the Special Projects Office will:

- Develop strategies and procedures to measure clients and project sponsors' need;

- Provide capacity building and technical assistance on budget, program and fiscal aspects of project sponsors;
- Develop monitoring procedures to evaluate the organizations performance;
- Perform on going monitoring activities to evaluate fiscal, program, and clients' provision of services;
- Establish guidelines and procedures to measure the efficiency and effectiveness of services.

The services that the PRDOH HOPWA program will sponsor are divided into two major categories:

- Housing Assistance Services (Eligible activities: short term housing (i.e. shelters), tenant-based rental assistance and payment of short term rent, mortgage and utilities)
- Supportive Services such as, but not limited to, case management, nutritional and mental health services, home health care, adult day care and hospice)

Eligible participants must be HIV/AIDS patients and meet the low-income range of the Metropolitan Statistical Areas (EMSAs) of Puerto Rico median income.

**COMMONWEALTH OF PUERTO RICO  
STATE ACTION PLAN  
FISCAL YEAR 2005-2006**

**II. CITIZEN PARTICIPATION**

The State Action Plan for 2005 was developed by a consolidated team composed by members of the agencies that administer the programs CPD, under the guidance of the Office of the Commissioner for Municipal Affairs, (Acronyms OCMA).

The information regards to the needs and priorities related to assist housing, health services and social services (including those focused on services to elderly persons, homeless, persons with disabilities and persons with HIV/AIDS) was obtained through various methods such as the agency task force, Needs Assessment Questionnaire, focus groups, and citizen participation process.

The State conducted several activities to promote citizen participation which are detailed in the Consolidated Plan and that included three regional meetings. Adequate information on the programs, purpose, funding activities, and funding levels were provided to the general public. At these different forum participants had the opportunity to ask questions and express opinions in all areas related to the housing and community needs, existing and new strategies and the proposed Action Plan for housing and community development.

The public hearing of March 4, 2005, held by the Lead Agency had an attendance of approximately 200 people that signed. Among the attendance sheets there were representations from different sectors such as government agencies, Mayors from Municipalities, Federal Office Officials from the Municipalities, 25 non-profit organizations and the private sector.

A panel constituted by the Commissioner of OCMA, ESG Program, HOME Program and HOPWA Program staff provided information about the Action Plan and the proposed method of distribution for each formula program. OCMA received comments from organizations such as: government agencies, local agencies, community leaders, non-profit organizations and concerned citizens.

During the hearing, the attendees obtained a copy of the newspaper advertisement of funds distribution. A sign language specialist was present to provide services, if needed, to persons with disabilities.

Copies of the Action Plan were available at the following locations:

Municipal Federal Affairs Office	78 Municipalities
OCMA	1
PRHD	1
PRFAD	1
PRHD	1

In compliance with 24 CFR Section 91.325(b)(2) OCMA:

- Consulted with majors and staff from units of local government.
- Engaged in community development planning activities.
- Provided extensive technical assistance to majors, staff, and interested parties in connection with community development programs.
- Required local governments to identify its community development and housing needs, including the needs of low-income and moderate income families, and the activities to be undertaken to meet the needs through the four agencies.

OCMA maintains an on-going citizen participation process throughout the year, by workshops, seminars and direct contact.

OCMA encourages public comments. Written comments can be sent to:

The Office of the Commissioner for Municipal Affairs  
Office of Federal Affairs  
PO Box 70167  
San Juan, PR 00936-8167  
Fax (787) 763-5970

For more information to order a copy of the 2005-2006 Annual Action Plan, citizens can call OCMA at 787 754-1600.

The HOME Program made outreach contact to identify housing needs and project coordination and development during last year begun in March 18 through December 20, 2004 with the participation of 14 community housing development organizations, 34 municipalities and 117 private housing developers, including 37 women business enterprises. The input received by these entities was of a significant value to allocate funding and activities State HOME Program complies with citizen participation by developing a meeting with developers, CHDOs, local governments and general public. On March 2005, a workshop will be provided for developers, contractors, municipalities, CHDOs and other entities interested in applying for funds to develop affordable housing.

The Department of Family conducted several activities to promote citizen participation to assure that the Plan responds to community needs. The needs assessment efforts included: Focus Groups, Public Hearing, Community Meetings and Community Need Survey. ESG prepared a survey and the Department of Health mailed it to 80 not-for-profit organizations.

The HOPWA Program representatives participated at all the citizen participation forum carried out by CDBG including: regional meetings, needs assessment, public hearings and reaction to comments.

### **Notice of Hearings**

The Lead Agency Office of the Commissioner for Municipal Affairs (OCMA) published on a major newspaper (Primera Hora, Monday, February 14, 2005) an invitation to the public hearing (Refer to Exhibit I).

**Access to Meetings**

Regional meetings as well as the Public Hearing were celebrated in facilities that guaranteed access to all stakeholders including persons with disabilities (ramps for disabled and/or elevators). Also, Sign Language services were available at the three regional meetings and at the Public Hearing of March 4, 2005 at the Conference Room of the “Administración de Compensación de Accidentes Automovilísticos” (ACAA by its initials in Spanish) at 171 Chardón Avenue in Hato Rey.

**III. RESOURCES**

**Federal Resources**

The State allocation of Funds for FY 2005-2006 follows

**TABLE III  
HUD-CPD RESOURCES**

<b>PROGRAM</b>	<b>ALLOCATION 2005-06</b>
Community Development Block Grant (CDBG)	\$53,094,663.
Home Investment Partnership Program (HOME)	\$17,815,257.
Emergency Shelter Grant (ESG)	\$3,061,115.
Housing Opportunities for Persons with AIDS (HOPWA)	\$1,636,000.

**SPECIFIC PROGRAM NARRATIVES – RESOURCES**

**OFFICE OF THE COMMISSIONER FOR MUNICIPAL AFFAIRS  
FEDERAL RESOURCES - CDBG**

Under CDBG, the following funds will be available to assist the development of activities:

<b>Source of Funds</b>	<b>Type of Funds</b>
Section 108 Loans Guarantee	\$265,473,315 is available as an efficient source for economic development and large scale physical development projects in non-entitlement areas administered by OCMA.
Disaster Recovery Initiative Grant	Provided \$7,998,964, for disaster mitigation under FEMA 1501 & 1502 for the severe storms, flooding, mudslides and landslides of November 10 through November 23, 2003 and Tropical Storm Jeanne of September 15 through September 19, 2004. Administered by OCMA.

### Other Funding Sources

State funds from the executive and legislative branch and municipal funds will be available and used to assist the development of HUD funded activities, plus maximizing HUD funds.

### PUERTO RICO DEPARTMENT OF HOUSING FEDERAL RESOURCES - HOME GRANT FUNDS

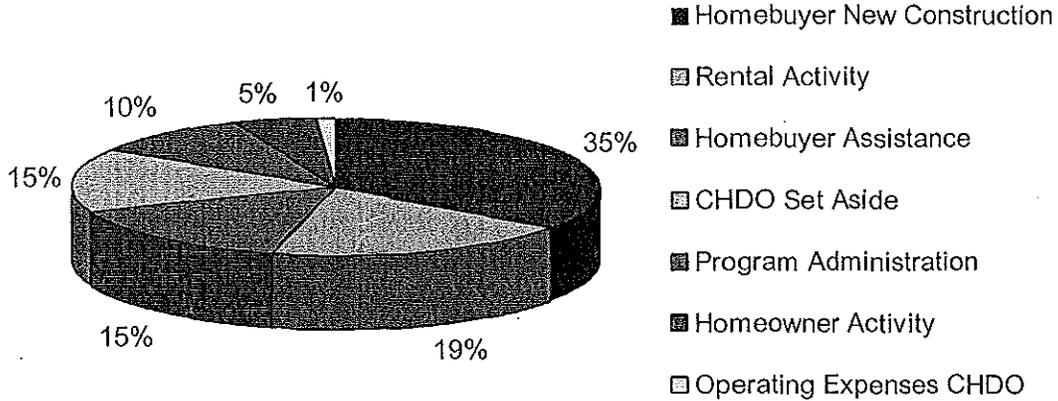
The Government of the Commonwealth of Puerto Rico will receive **\$17,815,257.00** of **HOME Program funds for FY 2005-2006**. HOME funds will be allocated for the development and rehabilitation of affordable housing for low and very low-income families. The PR Department of Housing (PRDH) will allocate the HOME funds as follows:

**TABLE NO. IV**  
**GRANT FUNDS BY ACTIVITY ALLOCATION FOR FY 2005-2006**

ACTIVITY	ALLOCATION	%
Homebuyer New Construction	\$ 6,235,340	35.0%
Rental Activity	3,384,898	19.0%
Homebuyer Assistance	2,672,289	15.0%
CHDO Set Aside	2,672,289	15.0%
Program Administration	1,781,526	10.0%
Homeowner Activity	890,762	5.0%
Operating Expenses CHDO	178,153	1.0%
	\$ 17,815,257	100.0%

Proposed Funding Allocation

HOME PROGRAM ALLOCATION FOR 2005-2006



Income targeting for homeownership at 24 CFR 92.217 established that: *Each participating jurisdiction must invest HOME funds made available during a fiscal year so that with respect to homeownership assistance, 100 percent of these funds are invested in dwelling units that are occupied by households that qualify as low-income families at the time of occupancy or at the time funds are invested, whichever is later.*

For rental housing, 90 percent of the occupants of HOME-assisted rental units must have incomes that are 60 percent or less of the area median and 20 percent of the units in each rental housing project containing five or more units must be occupied by tenant families with incomes at or below 50 percent of median income.

In order to meet program accomplishment, the beneficiary data will be collected by program tenure and income level, utilizing the model established in Table V Grant Funds by Activity Allocation for FY 2005-2006.

TABLE V  
PROGRAM BENEFICIARIES (HOUSEHOLDS)

INCOME GROUP	HOMEOWNERS	RENTERS	TOTAL
30% AMI			
50% AMI			
60% AMI			
80% AMI			
TOTAL			

## OTHER FEDERAL RESOURCES

In addition to the Community Planning and Development Formula Grant, the PR Department of Housing will received from the Indian and Public Housing Formula Grant, the amount of \$369,859,000, to assist 56,877 public housing units and 9,327 Section 8 households.

For PY 2005-2006, the recommended consolidated budget of the **PR Public Housing Administration** was \$337,034,000. Of that amount, \$318,594,000 are from Federal programs. In the other hand, the recommended consolidated budget of the **Community Revitalization Administration** is approximately \$52,989,000. Of that amount, \$47,256,000 are from Federal programs. In addition, the **Puerto Rico Housing Finance Authority** has a recommended consolidated budget of \$401,608,000, with a Federal share for their Section 8 Program of \$4,009,000.00.

The Table below provides a description of the source of funds, amount and use of such allocation.

**TABLE VI**  
**OTHER FEDERAL RESOURCES (ESTIMATES)**

SOURCES OF FUNDS	AMOUNT	DESCRIPTION
Public Housing Programs	\$318,594,000	To cover the operational and maintenance cost of the units under contract and the modernization and capital improvements scheduled for public housing.
Section 8 Program- Housing Choice Voucher Program	\$51,265,000	To assist on the monthly rent payment of very low income tenants.

The Hon. Ileana Echegoyen, former PRDH Secretary designated ARCO, in July 1<sup>st</sup>. 2002, as the agency to administer the State Section 8 Program.

ARCO submitted in April 22, 2003 the Administrative Plan for Homeownership, for their Section 8 participants, to benefit eligible low-income tenants to purchase a home. The plan provides for down payment assistance. This is another initiative regarding the encouragement of homeownership and self-sufficiency activities.

## OTHER RESOURCES

### Private Sources

For new construction or rehabilitation for rental or sale activities, private developers must demonstrate their financial capability and resources for the development of the housing projects. A minimum 80% share in private funds is required as a matching source for the commitment of

HOME funds. Interim financing should be clear with the banking institution before the commitment of HOME funds. The construction loan should cover no less than 80% for the total development cost for the project.

The lending institutions are contributing in the financing of affordable housing providing flexibility on the mortgage loan up to 80% for conventional mortgages and 97% for FHA mortgage insurance. At least, the prospective homebuyer should put together no less than 3% as his/her equity to qualify for a loan mortgage, in order to make feasible the acquisition.

It is necessary to point out that permanent financing for HOME assisted homebuyers could be processed through the Puerto Rico Housing Finance Authority. The homebuyer purchase assistance will be granted directly to low-income families.

**State Source of Funds**

The Legislature of Puerto Rico appropriates funds to the PRDH through the General Revenue Fund annual budget appropriation and the special legislative appropriations approved. In addition, the Governmental Development Bank of Puerto Rico could issue special lines of credit to pursue the development of affordable housing to benefit low and very low-income families and individuals.

The Table VII below, provides an example of the overall estimated investment in affordable housing for PY 2005-2006.

**Non-Federal Public Sources**

The PR Department of Housing is combining HOME funded projects with the Perpetual Trust Fund for the Special Communities, Section 8 Project-Based Rental Assistance, and State Law 173 funds– Elderly Rental Assistance, created to support and maintain affordable rental projects for low-income families and elderly citizens, among other available funds.

**TABLE VII - PROGRAM BY AGENCY**

AGENCY	PROGRAM	BUDGET	DESCRIPTION
Housing Finance Authority	La Llave para tu Hogar	\$0	Provides down payment assistance and closing cost from \$3,000 to \$15,000. The program could be match with other types of assistance.
	Direct Loans	110,559,000	Loans for the acquisition, construction or improvements of the dwelling; to purchase plots of land for housing construction; and refinancing without equity. Loans are granted for 30 years up to \$90,000 at an interest rate of 6.5%
	Act 124 Social Interest Subsidy	108,972,000	Real estate developers pursue private financing. A 2% grant is offered for down payment to the sale price and may grant a mortgage subsidy on a cases by case basis.

	Mortgage Insurance	384,000	It is a buy out security that covers for private mortgages or those issued by the agency. The foreclosed property turns into the agency real estate inventory.
	Secure Home	237,000	Provide for the construction in non-floodable areas or free of landslide. Assist families that live in high-risk areas relocating them into units of \$62,000.
	Permanent Financing Tax Credit	4,001,000	Provides financing through the sale of tax credits to United States investors. The product of the sale contributes to create and preserve rental housing units.
	Construction Loans Insurance (Act Num. 72)	50,000	
	Housing Finance Trust	100,331,000	
ADMV	On Site Rehabilitation		Provides construction materials to any homeowner or renter with the consent of the landlord, that live at a zoning district designated as M (zones to be improved) for their housing rehabilitation.
	Community Improvements		Assist communities in need of infrastructure improvements.
	Family Development and Community Improvements		Evaluates applications for the distribution, adjudication and sale of parcels. Provides property titles to usufructuarios.
	Low Income Housing		Housing development services provided to communities located in parcels owned by ADMV.
	<i>Renacer Viequense</i>		Provides assistance for housing rehabilitation and new construction in various communities in Vieques.
	Housing for Elderly		Provides for the relocation of elderly living in inappropriate communities.

### Leveraging Resources

The State HOME Program will continue leveraging HOME Program funds for rental projects that are eligible for Low Income Housing Tax Credits (LIHTC), giving preferences to those projects, as well as applicants for the local investment tax credit. Act No. 140 was enacted on October 21, 2001, better known as *Law for Income Tax Credits for the Investment in Housing Construction and Rehabilitation for Rental to Low and Moderate Income Families*.

TABLE VIII

PRDH RESOURCES BY AGENCY

AGENCY	PROGRAM	BUDGET	DESCRIPTION
PR Department of Housing	Assistance for Domestic Violence Victims		Provides assistance to women victims of domestic violence.
	Low-Income Housing Tax Credits – Law 140		Credits applicable to rental projects.
	Tax Credits for Housing Infrastructure - Law 98		
	<i>Fideicomiso Perpetuo para las Comunidades Especiales</i>		New construction and housing rehabilitation, Development of infrastructure and public facilities within the 222 <i>Comunidades Especiales</i> that revealed multiple housing priorities such as: property titles, dilapidated and deteriorated homes, overcrowded housing dwellings, lack of infrastructure and utilities services, and high risk environmental conditions, among other needs.
	Law 173		Rental Assistance for the elderly.
Public Housing Administration	Law 131		Provides public housing eligible residents the opportunity to become homeowners for \$1.00.
Community Revitalization Administration	General Fund		Promotes economic and social development among public housing residents and special communities in order to reduce dependency from the government and increase self- sufficiency. Provides housing options for low income families.

**PUERTO RICO DEPARTMENT OF THE FAMILY  
ESG PROGRAM – FEDERAL RESOURCES**

The allocation of ESG Funds for FY 2005-2006 follows: Emergency Shelter Grant \$3,061,115.00. The Puerto Rico Department of Family administers the Commonwealth of Puerto Rico Emergency Shelter Grants Program. Under the ESG Program Assistance will be provided according to following major categories of eligible activities.

- Rehabilitation and conversion of building for the use as emergency shelter or transitional housing for the homeless;
- Essential services (up to 30% of ESG funds);
- Operating cost
- Prevention (up to 30% of ESG funds. Financial assistance and supportive service that may be provide to help prevent persons from becoming homeless).

- Administrative cost (up to 5% for administering the grant).
- The Puerto Rico Department of the Family purses the following ESG program objectives:
- To increase the number and quality of the emergency shelter and transitional housing facilities for homeless individual and families.
- To operate these facilities and provide essential services.
- To help prevent homelessness.

The Commonwealth of Puerto Rico's ESG program will provide funds for the renovation, major rehabilitation or conversion of buildings to be used as emergency shelters for the homeless; shelter operating expenses such as utilities, rent, equipment, etc.; limited essential services that included medical, social, psychological and nutritional counseling and certain activities to prevent homelessness, in accordance with 24CFR part 576.

Priorities established by the State include:

- Families (single mothers)
- Homeless
- Drugs and alcohol abused persons
- HIV
- Domestic violence victims
- Elderly

**Other Resources**

The Department of Family provides other federal programs services to the homeless such as Nutritional Assistance, Soup Kitchen, TANF, services to the families, and others.

**PUERTO RICO DEPARTMENT OF HEALTH  
HOPWA PROGRAM**

**Federal Resources**

The Special Projects Office is the recipient of federal funds from both the HOPWA and Ryan White Title II programs. These programs provide funding for a vast array of services to the HIV/AIDS population in Puerto Rico, providing complementary services to all HIV patients in the island.

For FY 2005, \$1,636,000 has been allocated by the Housing and Urban Development agency to the HOPWA program. The PRDOH will assign ninety seven percent (97%) of HOPWA funds to non-profit organizations, the majority of them community based organizations, municipalities, and consortia located throughout the island that has experience serving the HIV/AIDS population.

**TABLE X  
OTHER FEDERAL RESOURCES (ESTIMATES)**

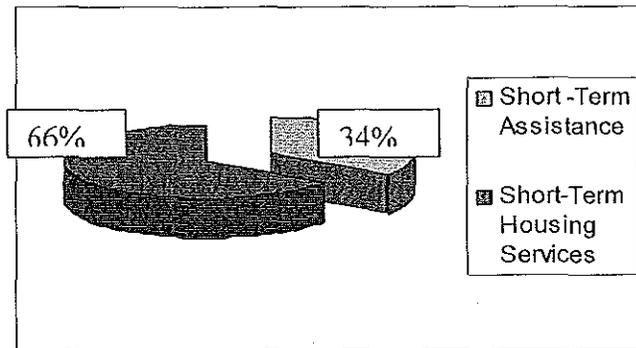
Ryan White	\$825,213.00	Provides funds for the HIV/AIDS patients administered by the Puerto Rico Department of Health. The amount of \$825,213.00 will be available in 2005-2006.
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The Health Resources and Services Administration allocate funds to the PRDOH Ryan White Title II Program to coordinate the provision of health and support services. Of the funds allocated for FY 2005, \$825,213 has been assigned for emergency financial assistance and short term housing. Information regarding this allotment is presented in the following table and figures.

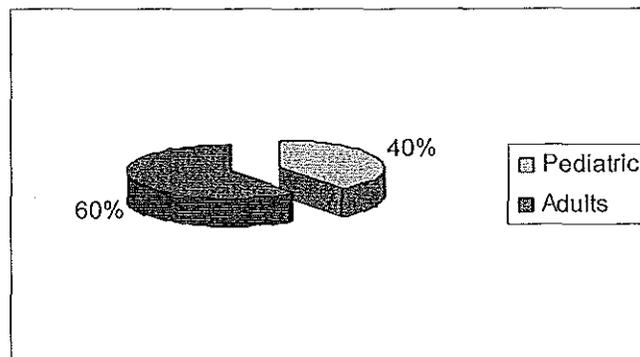
**TABLE XI  
RYAN WHITE TITLE II FEDERAL GRANT ALLOCATION  
FOR SHORT-TERM ASSISTANCE AND HOUSING SERVICES**

SERVICE CATEGORIES	BUDGET
Short-Term Assistance (utilities)	34%
Short-Term Housing	66%
a. Pediatric	26%
b. Adults	40%
Total	100%

**Short-Term Assistance and Short Term Housing Services**

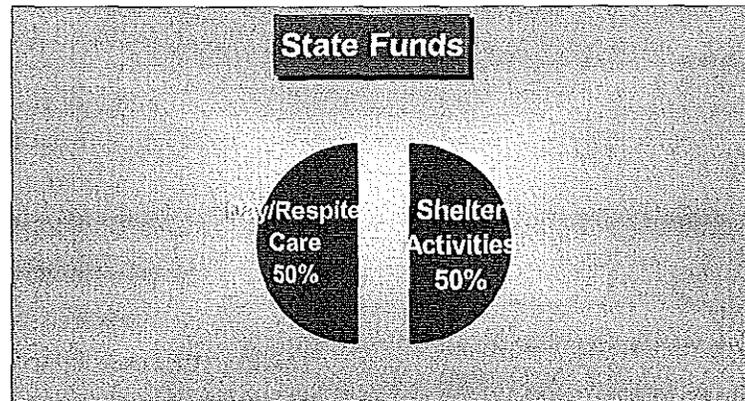


**Short Term Housing Services**



## Other Resources

The PR Department of Health also receives state funds to provide services to homeless persons who live with HIV/AIDS. Fifty percent (50%) of this budget is dedicated to provide day care/respice services to the homeless HIV/AIDS population and the remaining fifty per cent (50%) is allocated to shelter activities for the same population.



As said before, members of consortia and other service providers sponsored by the Ryan White Title II program, as well as community based organizations and representatives of the HIV/AIDS community participate in the planning, development and implementation of the housing assistance and supportive services.

## IV. PROGRAM INCOME

### STATE CDBG PROGRAM

Section 104(j) of the Act, excludes from the definition of Program Income the amount retained by the unit of general local government up to \$25,000 per year. Therefore in accordance with the law, OCMA does not require non-entitlement municipalities to return income less than \$25,000, provided that it is retained to continue the activity for which such income was derived. Nevertheless OCMA must be informed in writing.

Program Income of \$25,000 or over, earned by the municipality after project completion and Program close-out, retains its federal identity and must be reported to OCMA. This program income will be re-assigned to the same municipality for eligible activities. The Municipality must follow all the requirements and procedures of the State CDBG program designed for the use of that Program Income, as stated in "Memorandum Circular 2003-24 dated November 24, 2003, witch still updated.

- Municipalities must report program income or the lack of it to OCMA on January 31, each year.

- The use of the Program Income will be reviewed, established and approved by OCMA and the municipality.
- An application for the specific use of program income must be submitted by municipalities to OCMA before the 31<sup>st</sup> of March of the year in which the above mentioned report was submitted.
- If the municipality does not submit the application OCMA will recapture the funds and transfer them to the CDBG line of credits to be considered in the next year allocation.

## STATE HOME PROGRAM

Program income is the gross income received by the PJ, sub recipient or state recipient, directly generated from the use of HOME Program funds and must be expended in eligible activities before additional HOME funds are drawn down. The PRDH will allocate program income to assist homebuyers, and if needed, to cover administrative costs, not exceeding 10% of the total amount generated.

The State HOME Program will comply with federal regulations pursuant 24 CFR Part 92.503 that specifies that:

- Program income received must be deposited in the Home Investment Trust Fund account, unless, the State HOME Program permits the recipient or sub recipient to retain and use the program income for another HOME projects. A written agreement will be required.
- Other specific considerations will be taken regarding HOME Program requirements:
- Upon the termination of a Written Agreement, the future program income or that readily available must be returned to the PJ.
- The PJ will maintain records that identify sources and use of funds, including program income. The PJ's management accounting and reporting system allows tracking those proceeds and take the proper actions.

## V. RECAPTURE OF FUNDS

### STATE CDBG PROGRAM

All municipalities are subject to OCMA policy of recapture. The following funds will be recaptured and transferred to the emergency fund:

- Un-obligated funds from FY 1993 to 2001
- Sanctioned funds for inadequate performance
- Funds from unallowable costs
- Contingency Funds from FY 1996-200~~2~~<sup>1</sup> not expended 2005

Excluded from this policy are projects funds pertaining to solid waste activities (this must have OCMA'S approval).

## **STATE HOME PROGRAM**

As of December 2004, the State HOME Program has a balance of **\$25,346.00** of **program income** to be used for eligible HOME activities, in accordance with HOME Program requirements and regulations.

In addition, the State HOME Program has the amount of **\$263,577.89** of **recaptured funds**. Those funds will be used in housing activities for which a draw down is requested. Since recaptured funds are a return of those originally invested, that amount will not be used for administrative or planning costs.

## **STATE ESG PROGRAM**

A reconciliation of the financial information of the Program for the past years is being made. In case that a residue of funds is found The Department of the Family will reprogram it to be distributed with the grant of 2005.

## **VI. MATCHING REQUIREMENTS**

### **STATE CDBG PROGRAM**

The State will subtract an administrative cost of \$100,000 plus 2% of the total grant amount (subject to state mach) for costs it incurred in carrying out its CDBG administrative responsibilities in accordance with 24CFR 570.489.

### **TECHNICAL ASSISTANCE STATE CDBG PROGRAM**

The state will use up to 1% of its grant to provide technical assistance to local governments and non-profit organizations, either directly or through contractors, to assist them in carrying out community development activities. For Program Year the CDBG Program will allocate .80% up to \$424,757.

### **STATE ESG PROGRAM**

Each organization that receives ESG funds must match dollar-for-dollar the funding provided with funds from other public or private sources. Recipients may use any of the following in calculating the amount of matching funds provided:

- Cash;
- The value or fair rental value of any donated material or building;
- The value of any lease on a building;
- Any salary paid to staff to carry out the program of the recipient; and
- The value of the time and services contributed by volunteers to carry out the program of the recipient a current rate of the minimum salary wage per hour. Volunteers providing

professional services such as medical or legal services are valued at the reasonable and customary rate in the community.

## VII. METHOD OF DISTRIBUTION

### CDBG PROGRAM

The Office of the Commissioner for Municipal Affairs is the State administrator of the CDBG Program for non-entitlement municipalities. CDBG funds are allocated to promote the improvement of the economic and physical environment, for the benefit of low and moderate income residents. The mission of the State CDBG Program is achieved through a consolidated process that promotes coordination and participation of all the elements responsible for the development of the community.

The following section describes the policies and procedures that will be followed by the State to distribute the State CDBG funds for Fiscal Year 2005-2006.

The CDBG funds for 2005-2006 will be allocated as follows:

**TABLE XII**  
**CDBG Funds for 2005-2006**

Distribution	Allocation
Funds to be distributed among 51 non-entitlement municipalities	\$51,508,013.00
Basic Grant \$17,955,000.00	
Competitive \$32,553,013.00	
Emergency \$ 1,000,000.00	
State Administration (2%)	\$ 1,061,893.00
Technical Assistance (.80%)	\$ 424,757.00
State Administrative Responsibility	\$ 100,000.00
<b>Total</b>	<b>\$53,094,663.00</b>

To apply for funds municipalities must submit OCMA one proposal for Basic Grant and one for the Competitive Fund.

#### 1. Eligible Activities and National Objectives

Eligible activities under the State CDBG Program are those listed in Section 105 (a) Title I of the Housing and Urban Development Act of 1974, as amended. Each activity must meet one of the

national objectives: benefit low and moderate income persons, elimination of slums and blight areas or imminent threats to the health and safety of the community.

All applications of FY 2005-2006 State CDBG funds must establish that not less than 70 percent of the State CDBG funds will benefit low and moderate income persons.

Projects which do not meet eligibility requirements under Section 105(a) of Title I of the Housing Development Act of 1974, as amended, will not be considered.

## **2. Deadline for submissions**

Application kit for the Basic Grant and Competitive Fund will be available since April 4, 2005 at the Office of the Commissioner for Municipal Affairs (OCMA), area for Federal Programs. An original proposal must be submitted for each grant, according to the following deadlines:

- Basic Grant and Competitive Fund- May 20, 2005.

If an application is hand delivered, it must be received and logged at OCMA, #255 Ponce de Leon Avenue, MCS Plaza, 6<sup>th</sup> Floor, Hato Rey, P.R. 00936-8167 as follows:

- Basic Grant and Competitive Fund- May 20, 2005 4:30 p.m., if mailed postmarked by May 20, 2005.
- Emergency Fund applications may be submitted at any time during Program Year 2005-2006 in accordance to the requirements contained in Part F-Method of Distribution, item (c).

## **3. Application Documents**

The following documents must be part of the application package. One point will be subtracted for each missing document.

- Compliance Certification of the Prohibition of use of Federal Funds for Lobbying, pursuant to Section 319 of the Department of Interior appropriations Act of 1990.
- Compliance Certification of Residential Anti-displacement Assistance Plan.
- Compliance Certification of 49CFR 29.600 (subpart f) Drug Free requirement.
- Compliance Certification of Title 6 Civil Rights Act 42 USC 2000D Fair Housing Act. 42 USC 3601-20 (General Assistance).
- Compliance Certification of Excessive Force Prohibition, pursuant to Section 5/9 of Public Law 101-140, the HUD Appropriations Act.
- Compliance Certification of the Uniform Relocation Act. Real Property Acquisition Policy Act. The 1970 mSec. 570.496 a (b). Federal Implementing Regulation Act. 49 CFR Part 24 Sec. 104D of the Title I 570.496 a (d) Sec.105 (a) (11) Title I (General Assurances)
- Compliance Certification of Applicant/Recipient Disclosure Update Report CFR 24 Part 12 Subpart © Section 102. Department of Housing and Urban Development Reform Act 1989 subpart c of 24 CFR part 4.
- Copy of the Public Hearing transcription of the Community Development and Housing Needs.
- Certification of Information Veracity pursuant to format provided by OCMA.

#### 4. General Responsibilities for Local Government Units

Units of local governments' eligible for assistance under the State CDBG for 2005-2006, are subject to participation requirements:

- Must have completed an inventory of needs by category, established priorities and have held a public hearing before submitting the document and the State CDBG application.
- Must have followed the citizen participation plan, as described by the State.
- Projects must be according to the need proposed by the citizens and the priorities established by the municipalities.
- Must have complied with the Title I Housing and Community Development Act of 1974 as amended, and all the applicable laws and regulations concerning the CDNG Program, administered by the State (see Certification and Application guidelines).

#### 5. Additional Requirements

Compliance evidence with Citizen Participation requirements includes:

- Copy of the announcement of public hearing, with visible date and the newspaper name. Efforts to promote citizen participation must be considered by the Municipality.
- Copy of the Municipality Citizen Participation Plan allows for five additional points in the scoring of the proposal.

Detailed project breakdown according to OCMA's Memorandum dated July 6, 2001 and July 12, 2001.

The following requirements are applicable only for the Competitive Proposal:

- Projects must not exceed the maximum amount for each category.
- Competitive Proposal must not exceed \$1,012,000.00.

#### 6. Method of Distribution

TABLE XIII

CDBG METHOD OF DISTRIBUTION 2005-2006

Basic Fund	Community Development	Economic Development	Housing	Public Service	Administration	Emergency
\$350,000 Max.	\$400,000 Max.	\$300,000 Max.	\$200,000 Max.	\$50,000 Max.	\$62,000 Max.	\$1,000,000
\$17,955,000	\$13,463,013	\$6,928,000	\$6,750,000	\$2,250,000	\$3,162,000	\$1,000,000

**a) Basic Grant - \$17,955,000.00**

The amount of \$17,955,000.00 will be equally distributed between the 51 municipalities, limited to \$350,000.00 for each one. An additional amount of 15% for the municipalities of Vieques and Culebra will be allocated according to the State Law 50 approved on January 13, 2004.

The municipalities must submit an application. OCMA will review the applications to verify that the activities are eligible. Proper technical assistance will be provided to the municipalities upon request by the municipality to prepare the proposals. In the event that a non-eligible project is submitted, OCMA will require the municipality to review the application and re-submit an eligible project. This applies only to the Basic Grant application.

The following will be considered:

**TABLE XIV**

**CDBG Funds Under Basic Formula**

	<b>\$63,000</b>
<b>Administration</b>	
Public Service	52,500
<b>Any Eligible Project</b>	<b>234,500</b>
<b>Total</b>	<b>\$350,000</b>

Activities related to solid waste disposal will be considered.

If the municipality does not include the Public Service category (\$52,500.00) this amount could be allocated to any other eligible category, for a total amount of \$287,000.00.

Activities related to solid waste disposal will be considered under this category.

**b) Competitive Funds- \$32,553,013.00**

The amount to be distributed under each category depends upon the total funding awarded to qualified eligible applications.

Remaining funds in any category will be reassigned to eligible applications; in the following strict order: Community Development (Public Infrastructure and Public Facilities), Economic Development and Housing and Public Service.

If a municipality fails to indicate the category for a proposed project or indicates more than one category OCMA will determine the category to be selected according to the project description. The municipality will abide by this determination.

Please be advised that if the budget breakdown, as Required, is not included with the proposal, the project will not be considered.

In determining the appropriate amount, OCMA reserves the right to eliminate or approve lesser funds than requested, based on the following review requirements:

- All applicable laws and regulations of the State CDBG requirements, used to evaluate each specific proposed project.
- The Guidelines of the College of Engineers and Land Surveyors of Puerto Rico and the project breakdown which includes; cost of material, labor, equipment, insurance, administrative, and other cost, related to the project to determine reasonable project cost.
- Past performance of the local government units.
- Cost/Benefit analysis of the proposed project.
- Project's previous balance.
- Timely fund's expenditure.
- Poor description of activities to be developed.

The priorities to be funded by the State as determined through its consultation and citizen participation processes, are addressed in the method of distribution, in the following order:

- Community Development
- Economic Development
- Housing
- Public Service

### **Community Development**

Guidance Amount \$13,463,013.00

Grant Size Limit per municipality \$400,000.00

- **Public Infrastructure:**

These funds are available to assist units of local government in carrying out significant community infrastructure improvement projects that meet a national objective in 24 CFR 570.208. Funds available under this category must be used for the development of public infrastructure. This includes the installation/connection of utilities such as water and sewer lines, electricity, telephone, and drainage systems. Includes, but is not limited to, construction projects such as streets, sidewalks, curbs, gutters, road construction and reconstruction, repaving, bridge construction, asbestos removal and others.

Construction projects must start six months from the date of released funds and the applicant will be given a maximum of 18 months to complete the project.

- **Public Facilities:**

These funds are available to assist communities in carrying out projects, eligible under Section 105 (a) of the Act, aimed to improve living conditions and general welfare of low and moderate income persons, such as, but not limited to, construction or reconstruction of community centers,

recreational facilities, parks, libraries, firehouses, civil defense shelters, public schools, parking lots, playgrounds, and aesthetic amenities on public property such as trees, sculptures, pool of water and fountains, and other works of art and others as specifically described in regulations.

Construction projects must start within six months from the date of the release of funds and the applicant will be given a maximum of 18 months to complete the project.

### **Economic Development**

Guidance Amount: \$6,928,000.00

Grant Size Limit per municipality \$300,000.00

These funds are intended to promote the design and implementation of economic development strategies at the local level; thus, expanding commercial activity, revitalizing commercial deteriorated areas, in order to produce or increment program income and promoting new permanent job opportunities, or its retention.

The main objective is to break the cycle of government dependency through economic self-sufficiency strategies. The units of local government shall encourage the participation of different sectors of the community, public, private and non-profit organizations.

Funds available under this category must be used to carry out eligible activities under Section 105 (a) of the Act that are part of an economic development project which satisfies aforementioned criteria.

An application under the economic development category shall demonstrate that at least 51% of the jobs computed on a full time equivalent basis, involve the employment creation/ retention or will be available to low and moderate income persons. For an activity that retains jobs be lost without the CDBG assistance and that the job is known to be held or will be available to low and moderate income persons.

Throughout this category, development undertaken with CDBG funds must be appropriate to carry out an economic development project. The municipality should review all projected sources of financing necessary to carry out the economic development project. All participating parties providing these funds have affirmed their intention to make the funds available and the participating parties have the financial capacity to provide funds. It should demonstrate that each project has a reasonable expectation of success, as described in the evaluation/process selection criteria section of the plan, that it has the capacity of generating program income and create or retain a job or two part time jobs for each \$35,000. of CDBG funds invested. Projects not meeting these requirements will be deemed ineligible.

Construction projects must be able to start within six months from the date of the release of funds, and the applicant will be given a maximum of 18 months to complete the project.

### **Housing Projects**

Guidance Amount \$6,750,000.00

Grant Size Limit per municipality \$200,000.00

The funds awarded are for activities related to housing for low and moderate income persons.

Funds Available under this category must be used for:

- Land acquisition for housing development purpose: Projects must demonstrate evidence of commitment for future housing development with other regulatory agencies and/or institutions.
- Infrastructure development for housing projects: Projects with evidence of commitment for future housing development with other regulatory agencies and/or institutions. Must be able to start within six months from the date of the release of funds and the applicant will be given a maximum of 18 months to finish.
- Moderate Housing Rehabilitation: The rehabilitation is limited to the extent necessary to eliminate specific conditions detrimental to public health and safety. Must be able to start within six months from the date of the release of funds and the applicant will be given a maximum of 18 months to finish.

Please be aware that:

- Project must comply with the “Guía Operacional de Rehabilitación Moderada de Vivienda”.
- Housing Quality Standards ( Section B) are not required.
- Projects must comply with a minimum of \$1,000 and a maximum of \$10,000. Exceptions to this rule must be approved by OCMA.
- Projects under this category must assure compliance with the Puerto Rico Uniform building Code (UBC), especially in regard to hurricane winds resistance.
- Projects must start within six months from the date of the release of funds and completed in 18 months maximum.

### **Public Service**

Guidance Amount: \$2,250,000.00

Grant Size Limit per municipality: \$50,000. or 15% of the total amount received by the municipality allocated under competitive categories.

This category has been established to fund projects addressing needs related to: public safety in communities of high criminal incidence; homeless and special needs population; community's public services and facilities, including but not limited to , crime prevention, health care, services to homeless persons, counseling, fair housing activities, drug abuse, prevention, education, training, energy conservation, recreational needs, services for senior citizens, homebuyer down payment assistance, emergency assistance payments ( for example: to keep tenants from losing housing), operation of after school programs, and other activities described at section 105 (a) of the Act. All activities must be designed in accordance to the strategy developed to address the needs of special groups and to assure the maximum development of the community.

## **Program Administration (Local Governments)**

Guidance Amount: \$3,162,000.00

Grant Size Limit per municipality: \$62,000.00 or 18% of the total amount received by the municipality allocated under the competitive category. Administration funds may be withheld if municipality is found to be noncompliant with OMB-A-133. The municipality should submit in their proposal the federal office budget.

### **c) Emergency Fund**

Guidance Amount: \$1,000,000.00

Grant Size up to \$1,000,000.00 in a case to case basis will determine the amount to be assigned.

This category is aimed at providing a solution or alleviate to problems of urgent nature that were evident at the time of the regular grant application process. Special consideration will be given to the following: The extent, to which a serious threat to public health or safety is documented, is of recent origin, or which recently became urgent. A certification from the Local Civil Defense and the State Civil Defense must be presented to establish the emergency.

Applications for emergency funds may be submitted anytime during the 2005-2006 Program Year according to needs.

Projects must be able to start immediately and applicants have a maximum of 90 days to complete the activity and satisfy the identified need. Those activities that require federal or state studies, permits and/or consultation process with concerned Agencies and cannot be completed in ninety (90) days will not be considered. An extension of the time may be provided on a case-to-case basis. If the funds are not used in the term provided, the monies assigned will be recaptured by OCMA.

Application Procedures under the Emergency Fund Category:

#### **1. Requirements:**

- Emergencies must be recognized on "non-entitlement" municipalities where low income people have suffered damages.
- An official certification of the emergency must be provided by the State and Municipal Agency for the Puerto Rico Emergency Management Agency.
- The OCMA application must be properly completed and submitted by the Mayor to the Commissioner.

#### **2. Submission Date**

The Mayor must submit the petition for Emergency Funds within a period of seventy two hours (72) after the event has occurred, except under extraordinary circumstances or another valid cause.

### 3. Evaluation Process

The Commissioner has designed the evaluation Committee for the Emergencies Proposal (ECPE), composed of the Sub-Commissioner, Auxiliary Commissioner of the Federal Funds Division, a Federal Proposal Specialist, and the Engineering Consultant. They will establish the criteria and procedures to be used in the evaluation. The ECPE may require an ocular inspection of the impacted area to determine the reason of the petition. All projects must meet the national objectives requirements contained in 24 CFR 570.208. As soon as the petition from the affected municipalities are received, the (ECPE), will analyze it according to the criteria that has been previously established within a period of seventy two hours (72) or less, after the emergency has occurred. The evaluation/recommendation will be considered by the Commissioner or the person assigned, for a final decision.

#### **d) "Reimbursement of Interest Program (RIP)/"Fomento Económico Municipal FEM)"**

Title 14 of the Autonomous Municipalities Act, authorizes State agencies and the municipal governments to execute interagency agreements, for the public interest and benefit of any municipal jurisdiction, as a means of providing economic development incentives to attract new investments, expand or retain current investment, that will create, expand, or retain employment of persons of low and moderate income. OCMA allocated \$700,000 of FY 2004 State CDBG funds for the RIP and selected the EDB as the loan processor, through an interagency agreement. Making clear that, if needed, OCMA may choose another bank for loan processing and this economic strategy will maintain its full validity and capacity.

The OCMA and its non-entitlement municipalities have agreed to expand this program with the Economic Development Bank to include the creation of a guarantee fund and assist persons that are interested in establishing their own businesses and at the same time provide for self-employment within the non-entitlement municipalities. This will reduce unemployment and increase economic development of these persons. Many of these persons have the ability and the interest to become entrepreneur, but lack of financing or of the needed instruments to obtain the financing such as the credit history and collateral.

This program is defined in the following manner:

#### **Loans for Businesses Owner and Self Employment**

The Office of the Commissioner for Municipal Affairs established the initiative of the "Programa de Fomento Económico Municipal (FEM)". The Guarantee Fund has been created with 2004 \$700,000 funding. The municipality refers the client to the Economic Development Bank for Puerto Rico to evaluate the proposal for financing. It is the Economic Development Bank that offers the financing with their economic resources and the loan is guaranteed by the Guarantee Fund created for FEM. The Guarantee Fund will remain in OCMA's line of credit.

The terms for these loans are as follows:

Description	Product directed to promote the creation of business owners and self-employment of the persons within the non-entitlement municipalities.
Amount of financing	From \$5,000. to \$20,000. as presented in the proposal and determined by the EDB.
Age of Client	21 years and over
Percentage to finance	100% of the total cost (including equipment, improvements and capital for operations) and closing cost.
Terms	Will not be less than 3 years nor more than five years.
Collateral	Equipment to be acquired through financing.
Guarantee	Guarantee Fund of \$700,000. guarantee by the balance of the principal and 90 days of interest.
Moratorium	Principal for the first six months and 90 days on the interest.
Closing Cost	Will be included in the financing of the Economic Development Bank.
Other requirements	<ul style="list-style-type: none"> <li>↳ To qualify for these funds the client must be referred buy a non-entitlement municipality.</li> <li>↳ The lack of credit history will not be an obstacle or negative history. The client has to justify the credit history.</li> <li>↳ The system of coupon payments will be used.</li> <li>↳ The business must be established within the non-entitlement municipality.</li> </ul>

#### e) Homeownership Initiative

OCMA allocated \$500,000 of FY2004 State CDBG Program for the homeownership initiative. The program has been refocused to provide additional opportunities to eligible participants.

Under this initiative the State CDBG program has targeted low-income population historically discouraged from homeownership or excluded from finance market due to the lack of understanding of the underwriting policies. Many of the potential homebuyers don't have the access or sufficient knowledge to take full advantage of Federal assistance offered for homeownership.

Therefore, the funding of Homeownership Initiative is specifically intended to provide assistance to families pursuing homeownership. On the other hand, an amount of Technical Assistant 2003 State CDBG funds has been designated to provide intensive homeownership training to non-entitlement municipalities of Puerto Rico. The training activities will be directed to enhance the capacity of the municipalities to coordinate and promote buyers access to homebuyers education, counseling, home inspection, financing products and other areas. Specifically, the training outcome is for the municipalities to develop the tools necessary to do an aggressive marketing

and outreach strategies designed to expand the existing markets to the underserved of those not served at all, helping families move to homeownership.

**General Guidance under this category:**

- Applications may be submitted throughout 2005 program year (April 1, 2005 to April 1, 2006). The State will consider the applications on a case-to-case basis.
- Funds will provide direct assistance for down-payment and closing costs to facilitate homeownership. The municipality, at its discretion, will determine the amount to be granted to each qualified family up to a maximum of \$5,000.
- Specifically the use of funds under this category is limited to low and moderate income families.
- This funding may be applied in combination with other applicable federal/ or state funding. There is no prohibition against using other federal, local and state, subsidized financing or Section 8 homeownership voucher in conjunction with this grant.
- Once awarded, municipalities must distribute the funds according to the general guidance requirements and applicable laws and regulations.
- Each municipality will be responsible to qualify and provide technical assistance, maintain documentation in files and keep informed OCMA's Homeownership Coordinator until cases are closed.

**Selection Criteria**

- To be eligible for assistance the municipality must submit a list of the low and/ or moderate selected potential participants and their payment capacity, if any.
- Municipalities must determine eligibility in accordance to homeownership and CDBG regulations. OCMA will examine compliance in order to approve the release of the funds.

**Method of Distribution**

- Each one of the fifty-one (51) non-entitlement municipalities will be able to request up to \$5,000 per family and there will be no maximum cap per municipality. Homeownership cases will be completed on a case by case basis as received by OCMA.

**f) State Administration \$1,061,893.00**

A total of \$1,061,893.00 (2% of total grant) will be allocated for State program administration. The State may use \$100,000 plus up to 2% of its CDBG allocation for costs it incur in carrying out its CDBG administrative responsibilities provided each CDBG dollar over the \$100,000.00 is matched with a dollar from State's own resources.

**g) State Administrative Responsibility**

A total of \$100,000 will be allocated for carrying out administrative responsibilities in accordance to 24 CFR 470.489.

## **h) Technical Assistance \$424,757.00**

The State may use up to .80% of its grant to provide technical assistance to local governments to assist them in carrying out community development activities in accordance to Set Aside HCDA 106 (d) (5), reference in CPD Notice 99-09. In addition, OCMA will use these funds to offer technical assistance for the Homeownership Program, the Interactive Educational Institute, and President Bush's initiative to reduce homelessness within the next ten years by providing assistance to homeless programs..

### **7. Evaluation Process**

All competitive applications will be evaluated as follows:

The committee will determine the eligibility of the projects, if the application is complete and in compliance with the requirements established for each category. Eligible applications will proceed to Step 1.

- Step 1. The OCMA Federal Program Personnel, the Assistant Commissioner for Federal Programs and the Consultant Engineer will function as the State CDBG evaluation Committee.
- Step 2. The evaluation committee, following the outlined selection criteria, will rate eligible applications. After rating is completed, the evaluation will be reviewed and discussed by the committee to ensure uniformity. The committee will then, prepare a listing of project applications that will receive further consideration.
- Step 3. The consultant engineer will determine the reasonableness of cost, using the guidelines of the College of Engineers and Surveyors.

Also a breakdown of the project which includes cost of materials, labor, equipment, insurance, project administration cost and other will be evaluated.

Upon completion of Step 3, Staff of Auxiliary Assistant Commissioners designated to be part of the process, and the Consulting Engineer, will meet, as OCMA's Review Committee, to ensure conformity with the parameters established in the Plan. This Committee will review the rating determinations, pursuant to step 2, for each application listed for consideration.

Finally, the State CDBG Committee will rank the rated project applications in priority funding order, by category. Only project applications receiving scores above 50% of the total points will be considered for funding, based on the availability of funds assigned to each category.

Applicants are cautioned to carefully consider their needs by the Committee and to request the minimum amount of State CDBG funds required. The demonstrated capacity to expend the funds is evaluated by OCMA. OCMA may reduce or eliminate the grant amount in proportion to the amount the municipality is estimated capable to expend, based on past performance, the reasonable cost analysis the time expenditure and cost-benefit of the project.

Each project contained in the application will be given a separate impact rating as part of the selection criteria. In case of ties at the funding level, OCMA will break them using the project impact rating as the first option; the second option will be the score on performance; and the

third option will be the last unemployment rate assigned to the municipality by the Department of Labor and the fourth option will be the higher percentage of the low and moderate income persons of the municipality. If the tie persists, alphabetical order will be used.

**Selection Criteria: Total Points 90**

(a) Performance: 63 Points

Past administrative performance will be taken into consideration when evaluating the application. It will be an important criterion in assessing the effectiveness of the proposed program. Factors included in the evaluation of performance are: Expenditure Rate (20 maximum points to be awarded), Quarterly Financial Reports (8 maximum points to be awarded). Status of OMB A-133 Single Audit (10 maximum points to be awarded), Close Out of Previous Program Years (10 maximum points to be awarded) and Program Income Report (5 maximum points to be awarded) Monitoring. (10 maximum points to be awarded)

(b) Unemployment Rate vs. Labor Force (7 points)

(c) Citizen Participation Process (15 points)

Effectiveness of the proposed projects must be in accordance to citizen participation. Efforts to promote citizens participations must be considered by the municipality.

(d) Five additional points will be awarded for the municipalities that submit their citizen participation plan.

**Project Impact: Total Points 100**

Points will be awarded taking in consideration the following elements:

- Results to be achieved.
- Viability of the project.
- Number of beneficiaries.
- Actions necessary to fully resolve the need.
- Reasonableness of cost analysis (breakdown).
- Increase of economic activity.
- Project Phase.

Under the **Community Development Category**, the following factors are used to evaluate the elements described above:

- **Feasibility (Points to be awarded 50)**-- Points will be awarded considering Environmental documents submitted to proper Agencies. (Maximum points 10), Previous years disbursements (for multi-years projects) (10 Points) Evidence of site municipal domain or ownership; a certification by the Municipal Property Comptroller must be submitted-(10 Points). Project surrounding description –brief description of the adjacent surroundings must be submitted in order to determine viability and area impact of the project. (10 points). Phase pertaining to the application. (10 points)

- **Number of Beneficiaries (Maximum points to be awarded 30)-** Points will be awarded based on the percent of low and moderate income persons the project will benefit.
- **Other Actions (Maximum points to be awarded 20)**
  - Community impact by activities undertaken by project development. (10 points)
  - Provisions carried out by the municipality in order to obtain additional sources for the project. (10 points)

Under the **Economic Development Category**, the following factors are used to evaluate the elements previously described:

- **Feasibility (Maximum points to be awarded 50)-** Points will be awarded considering: Environmental documents submitted to proper Agencies (10 Points), evidence of sustainability of project post-grant period (10 Points), the extent of evidence demonstrating the project feasibility, such as the commitment of other resources.-The municipality should review all projected sources of financing necessary to carry out the economic development project. The municipality should verify that sufficient sources of funds have been identified to finance the project; all participating parties providing those funds have affirmed their intention to make the funds available; and the participating parties have the financial capacity to provide the funds (10 Points), previous years disbursements (for multi-year projects) (10 Points), project surrounding description – brief description of the adjacent surroundings must be submitted in order to determine viability and area impact of the project. A certification by the municipal Property Comptroller must be submitted. (10 points)
- **Job Opportunities (Maximum points to be awarded 15)-** Points will be awarded considering the creation or retention of full time permanent jobs computed on a full time equivalent basis, which involves the employment. The recipient must document that at least 51% of the jobs will be held by or will be available to low and moderate-income persons living with in project's services area. The municipality must submit the jobs list. There must be at least one permanent job or two part time jobs created or retained per \$35,000 of CDBG funds invested.
- **Number of Beneficiaries- (Maximum points to be awarded 30)-** Points will be awarded based on the percent of low and moderate income benefit of the project.
- **Other Actions (Maximum points to be awarded 5 points)-** Points will be awarded based on project phase. A brief description of the phases of the project must be provided for a clear understanding.

Under the **Housing Category**, the following factors will be used to evaluate the elements previously described:

**Feasibility (Points to be awarded 40)-** Points will be awarded considering:

Environmental documents submitted to proper Agencies. (10 points), certification of compliance with the UBC requirements. (10 points), previous years disbursements for multi years projects 2000-2002 (10 points), project phase pertaining to the application (10 points).

- **Number of Beneficiaries- (Maximum points to be awarded 30)-** Points will be awarded based on the percent of low and moderate income persons the project will benefit.
- **Other actions (Maximum points to be awarded 30)**

Project impact in the area where the activities will be undertaken (10 points), operational Guide of the project (10 points), provisions carry out by the municipality in order to obtain additional sources for the project (10 points).

Under the **Public Services Category** the following factors are used to evaluate the elements previously described:

- **Feasibility (Maximum points to be awarded 30)-** Points will be awarded considering innovative projects (10 points), previous years disbursements (10 points); provisions carry out by the municipality in order to preserve the services or after grant funds is finally over (10 points).
- **Number of Beneficiaries- (Maximum points to be awarded 30)-** Points will be awarded based on the percent of low and moderate income persons the project will benefit.
- **Other actions (Maximum points to be awarded 40)-** Points will be awarded based on that each public service project submits an estimated detailed budget (10 points), activities undertaken must identify the clientele served (10 points), points will be awarded considering efforts to solve the need in this phase.(10 points), operational guide for the new projects must be submitted. (10 points)

#### **i) Technical Assistance (Municipalities)**

Prior to the application deadline, OCMA will provide technical assistance to the units of local governments and non-profit organizations. Specific technical assistance will be provided upon request regarding application requirements.

Technical assistance, seminars and workshops will be provided on an ongoing basis on accessed specific needs to all municipalities.

#### **j) Others Matter**

Under no circumstances OCMA will accept unsolicited information regarding the application, after the application deadline. After the proposal has been approved, OCMA will notify applicants in writing of any technical deficiency that needs to be corrected in applications that would not change, in any way, the outcome of the rating process.

#### **Section 108-Loan Guarantee of Non-entitlement Units for General Local Government**

The Section 108 Loan Guarantee is not subject to the method of distribution of funds of the CDBG program. Section 910, of the National Affordable Housing Act 1991 (NAHA), expanded the Section 108 Loan Guarantee program to non-entitlement communities in States. As required in Section 104(a) of the Act, we are including the guidelines, regarding our determination to aid non-entitlement municipalities, in applying for guaranteed loan fund under subpart M.

- **Available guarantee amount-**

Maximum funding allowed: \$ 265,473,315.00

Total amount of loan approved: \$ 16,010,000.00

Available guarantee amount: \$ 249,463,315.00

**Eligible Activities- Available Guarantee Amount**

Section 108 provides the State CDBG Program with an efficient source of financing, to meet needs in non-entitlement areas. Due to the formula distribution provisions of the Act, this allows loans in an amount of up to five times the present allocation. OCMA must ensure that any State CDBG funds that are pledged for a particular Municipality does not affect CDBG funds for other units of local governments. To avoid payment default, OCMA requires municipal government to present other collaterals, besides the required by HUD, in order to secure the payment of the loan. If OCMA deems necessary a Memorandum of Agreement/Understanding with Economic Development Bank (EDB), Tourism Company, PRIDCO, "Fomento Económico" or any other agency will be executed to review applications to determine risks factors. Specific requirements of feasibility, business plan and others are required for this assessment in order to assure OCMA of project feasibility.

Section 108 funds will be used for eligible activities regarding rehabilitation, physical development projects, that promote the economic development in accordance to Section 105(a) of the Act. For the purposes of determining eligibility, the State CDBG rules and requirements must be followed.

All projects must either, principally benefit low moderate-income persons or aid in the elimination or prevention of slums and blight, or meet other community development needs having a particular urgency. The total number of low and moderate income persons living within then project's service area. If the project serves a low and moderate income community, the amount borrowed must result in a proportionate level of benefit to low and moderate income persons living within the serviced area. Municipalities are required to have available accounting books and fiscal/budget documents for OCMA's inspection and evaluation to ensure repayment capacity.

***Application Requirements:***

The Municipality must comply with the following requirements, in order to be able to submit an application for participation in the program:

- Have completed at least, the pending single audits including the corresponding to FY 2003-2004. The subsequent program years shall be contracted before the submission of the proposal.
- Shall not have major findings of single audits and monitoring pending of corrective actions for more than 180 days. A certification from the monitoring and audit units shall be issued. Before the submission of the application to HUD, review must be conducted, to the municipality.
- Must have closed out program years up to 1999. Closed out must be certified by OCMA.

- Shall pledge municipal revenues from property taxes (CRIM), and any other municipal taxes (Patents) as a guarantee pursuant to the contract between the municipality and OCMA.
- Additionally from the underlying pledge of the CDBG funds the Section 108 program requires that each loan be collateralized. Requires description of the collaterals for the Section 108 loan and, if applicable, the proposed collaterals for the project debt. Collaterals might be:
  - A first or second lien on real property;
  - A lien on machinery or equipment;
  - The pledge of an income stream;
  - A pledge of future tax increments.
  - All projects must have final design and endorsement by concerned agencies, before submission to HUD.
  - Provide an estimated project schedule, indicating the point in which the Section 108 financing will need to be in place.

Applications for the Section 108 Loan Guarantee Program may be submitted throughout the 2005 State CDBG Program Year. The State CDBG Section 108 Program Specialist will consider the applications after a preliminary review. After the review and approval of OCMA's staff, an invitation to apply for Section 108 Loan Guaranteed funds will be extended to the Municipality. An application must meet all State CDBG Program requirements. In addition, the following information must be provided:

- Evidence of efforts made to obtain feasible alternative sources of financing and that such sources were either not available or were insufficient to satisfy the financing needs.
- Sufficient financial information and projections to allow assessment of the repayment capacity and project feasibility.
- Documentation and methodology used to determine low-income job creation or retention.
- Evidence of resolution passed by the municipality authorizing the submission of the application.
- HUD concerning collaterals and repayment on a case-by-case basis may require additional conditions.
- A feasibility study must be provided, for the proper determination.

### **Loan Default Consequences**

In the event of default OCMA may choose to recover the indebted amount from any of the collaterals, from the Basic Grant awarded to the municipality or from any other applicable state or federal municipal funds.

## **II - HOME PROGRAM**

The State HOME Program has developed and implemented a uniform procurement and contracting procedure to ensure equal participation of minorities groups, women business

enterprises, small businesses, housing developers, CHDOs, the municipalities, and any other professional in the development of affordable housing.

Outreach for program funds is based in the Request for Proposal (RFP) strategy. This strategy assures equal participation of all organized parties into the affordable housing business. A start up technical assistance conference is announce with the publication of the RFP notice, inviting all interested parties to attend the conference in order to learn in advance the requirements established to access program funds. Once the technical assistance is provided, the proponents submit their RFP in a competitive method, ensuring the fair and unbiased contracting procedure that allow a foremost opportunity of open competition and absence of conflicts of interests.

The State HOME Program will allocate the estimated amount of **\$17,815,257.00** to the diverse eligible activities. The method for distributing HOME funds to local governments, developers, CHDOs, minorities groups, women business enterprises and small businesses, will be through the submittal an application or proposal. The proposal will be the official application for HOME funds.

The applications for housing construction and rehabilitation must benefit low and very low-income families. The subsidy requested should be enough, without exceeding the maximum subsidy standards per unit. This will allow income eligible families to meet the eligibility requirements pursuant to 24 CFR Part 92.203. For rental projects the proposal should allow renters to be eligible, through compliance of 24 CFR 92.216 and for homeownership housing, the proposal should allow prospective homeowners to be eligible in compliance of 24 CFR 92.217, among other Federal requirements and the State HOME Program criteria.

The Proposals Evaluation Committee, designated by the Secretary of the PRDH, will evaluate applications to HOME funds. Award points to eligible proposals will be based on specific rating factors. Those factors include local considerations and State HOME Program's evaluation criteria, such as:

- Completed Application Form
- Project description
- Site control
- Statement on how the project will meet priorities of the PR Department of Housing and the Commonwealth of Puerto Rico
- Market analysis and affirmative marketing strategies
- Capabilities and previous experience of the firm/organization
- Financing sources (levering plan) and economic feasibility
- Planning and design phase (status of constructions permits, environmental assessment)
- Other

In selecting from among eligible applications, consideration will be given to the:

- Extent to which the proposal will serve a demonstrated need and priority;
- Determination of eligibility activity, type of assistance requested and compliance with Federal and state regulations;
- Degree to which the proposal leverages private investment or other funding sources;
- Likelihood of successful project completion, including consideration of the market analysis, prior experience of the applicant, and the viability of the completion schedule;
- Developer experience and qualifications. Debarred contractors or developers and/or entities with serious previous citizens claims or those included in HUD monitoring or audit findings will be automatically excluded;
- Planning and design phase / site control;
- Project evaluation as per Subsidy Layering guidelines: before committing funds, the PR Department of Housing and the Evaluation Committee must analyze sources and use of funds, to determine funds needed to develop the project;
- Determination of cost-effectiveness and project feasibility;
- Environmental assessment;
- Legal review

Additional factors might as well be included taking into consideration the bonus points requirements to meet a specific objective and PRDH priorities.

The PRDH could make **exceptions** to municipalities or state governmental agencies that need HOME funds. The State HOME Program could receive unsolicited proposals any time during the PY. However, the request for HOME funds and applicable documentation must be completed by solicitants. The request for funds will be referred to the Proposals Evaluation Committee, according to the State HOME Program procedures and requirements for their recommendations.

#### **a) Distribution of Funds to Address Priority Needs**

##### **HOME Investment Partnership Program**

The PRDH concurs with HUD's commitment to promote and increase homeownership among low and very low-income families. With HOME Program funds, the PRDH is encouraging and supporting the construction of affordable housing for sale and to assist low-income families to become homebuyers. Fifty percent of the HOME funds assigned for PY 2005-2006 will be allocated for the construction of new affordable housing for sale and homebuyer assistance to benefit prospective homebuyers. The PRDH expects to assist approximately 245 families during PY 2005-2006 for homebuyer assistance.

The information that follows presents a description of the State HOME Program activities and the distribution of funds to address priority needs.

### **Construction of Affordable Housing for Sale**

Allocation: \$6,235,340.00

The objective of this activity is to promote the construction of affordable housing for homeownership tenure increasing the supply of safe, sound and sanitary dwellings available to low and very-low income families, helping them to improve their quality of life.

HOME funds will be used to provide equity incentives to developers in order to reduce financing expenses in the construction loan. Housing construction will be carry out in compliance to sections 24 CFR 92.205 (eligible activities), 92.206 (eligible project costs), 24 CFR 92.251, HOME Program property standards and State construction requirements.

The families benefited with this activity will receive a discount in the sale price equivalent to the average share of HOME funds invested per unit built. The beneficiary will execute a lien and silent mortgage through covenants running with the property and deed restrictions for the affordable period calculated in the amount of HOME funds invested in the unit. The share will be secure in compliance with section 24 CFR 92.254 (affordability terms). Family eligibility will comply with sections 24 CFR 92.203 (income determination) and 24 CFR 92.217 (income targeting: homeownership).

The incentive or subsidy for developers must be used for eligible constructions hard and soft costs. The determination of subsidy per unit will be based on the subsidy layering analysis up to \$40,000 per unit.

It is expected that 156 low-income families will benefit from the construction of affordable housing activity.

### **Rental Activity for Rehabilitation or New Construction**

Allocation: \$3,384,898.00

This activity commits funding for the provision of affordable rental units through the rehabilitation of existing units, conversion of non-housing buildings into rental units or the construction of new rental units, in order to benefit very low- income families that do not have the capacity to assume a mortgage payment.

Ten percent of the rental funding allocated will be committed for the conversion of non-housing buildings as single room occupancy either to end chronic homelessness through the continuum of care permanent housing homeless strategy and the provision of group quarters for special need population. Three percent will be committed for rental rehabilitation and the remaining 87% will be committed for rental new construction.

In either case, the amount to be invested will not exceed the maximum per-unit subsidy amount established under 24 CFR 92.250 using subsidy layering analysis.

HOME funds will be used to provide 0% interest loans to developers in order to reduce financing expenses in the construction loan. The rental construction, rehabilitation or conversion will be carry out in compliance to sections 24 CFR 92.205 (eligible activities), 92.206 (eligible project costs), 24 CFR 92.251, HOME Program property standards and State construction requirements.

For rental housing, 90 percent of the occupants of HOME-assisted rental units must have incomes that are 60 percent or less of the area median and 20 percent of the units in *each* rental housing project containing *five or more* units must be occupied by tenant families with incomes at or below 50 percent of median income.

Enforcement of the affordability period, rent and occupancy requirements will be secure through covenants running with the property and deed restrictions. Covenants and deed restrictions may be suspended upon transfer by foreclosure or deed-in-lieu of foreclosure.

Every HOME-assisted unit is subject to rent limits designed to help make rents affordable to low income households. These maximum rents are referred to as "HOME Rents."

Annually, the PRDH will establish maximum monthly rents and allowances for utilities for HOME-assisted rental projects. However, the project owner may submit a proposed utility allowance to the State HOME Program for review and approval.

HUD will annually publish FMRs and calculations of rents affordable to families earning 65 percent and 50 percent of median, so that owners and the State program administrators can establish new HOME rents for projects.

There are two HOME rents used in the HOME program:

**High HOME Rents:** Maximum HOME rents are the lesser of: the Section 8 Fair Market Rents (FMRs) (or area-wide exception rents) for existing housing; OR thirty (30) percent of the adjusted income of a family whose annual income equals 65 percent of median income.

**Low HOME Rents:** For properties with five or more HOME assisted units, at least 20 percent of HOME-assisted units must have rents which are no greater than:

Thirty (30) percent of the tenant's monthly adjusted income, or thirty (30) percent of the annual income of a family, whose income equals 50 % of median income (Low HOME Rent), or if a project has a Federal or state project-based rental subsidy and the tenant pays no more than 30 percent of his or her adjusted income toward rent, the maximum rent may be the rent allowable under the project-based rental subsidy program.

It is expected that 85 very low-income families will benefit from the rental housing activity.

## **Homebuyer Assistance**

Allocation: \$2,672,289.00

The objective of this activity is to promote the acquisition of existing affordable housing for homeownership tenure increasing the supply of safe, sound and sanitary dwellings available to low and very-low income families, helping them to improve their quality of life.

HOME funds will be used to subsidized part of the down payment and closing costs to prospective homebuyers in order to reduce the monthly mortgage payments. The dwelling should met property standards set forth in 24 CFR 92.251 and the homebuyer should met income targeting requirements set forth in sections 24 CFR 92.203 (income determination) and 24 CFR 92.217 (income targeting: homeownership).

Permanent financing will be secure through the Puerto Rico Housing Finance Authority after obtaining an average subsidy per family of \$25,000. However, the subsidy will fluctuate from \$1,000 to \$40,000 top.

The homebuyer will execute a lien and silent mortgage through covenants running with the property and deed restrictions for the affordable period, calculated for funds invested in the unit. The share will be secure in compliance with section 24 CFR 92.254 (affordability terms).

Families interested in purchasing a house may also consider applying to *La Llave Para tu Hogar*, a PRDH initiative that provides subsidies up to \$15,000 to qualified first time homebuyers. In addition to the local subsidy, the first-time homebuyers could be benefited with subsidies from the *American Dream Down payment Initiative* with down payment and closing cost assistance up to the greatest of the 6% of the purchase price or \$10,000.

It is expected that 89 low-income families will benefit from the homebuyer existing housing activity.

## **Community Housing Development Organization (CHDO) – Set aside**

Allocation: \$2,672,289.00

24 CFR Part 92.300 establishes that participating jurisdiction must reserve not less than 15% of the HOME Program allocation for investment in non-for-profit housing organizations to benefit low and very low income families.

Community Housing Development Organizations (CHDO's) are not-for-profit community based entities established to develop, acquire, administer, or sponsor housing for persons of low and very low income with the assistance of HOME funds. The State HOME Program must certify the organization as a CHDO. Prior to committing funds, the State HOME Program will reassure that the entity meets the criteria pursuant 24 CFR Part 92.2.

Legal status under state laws, composition of Board of Directors, organizational mission, administrative capacity, and experience are the major areas to be evaluated before certifying an organization as a CHDO.

HOME Program funds will be granted for acquisition and/or rehabilitation of housing, new construction, and project pre-development loans, among other eligible costs. CHDO activities

and projects costs, will meet the 24 CFR Parts 92.205, and 92.206 and local and federal property standards and construction codes, as established in the 24 CFR Part 92.251.

All families benefited with HOME funds must comply with income requirements as stated on the 24 CFR Parts 92.203 and 92.254, and Part 92.252 regarding rental-housing qualifications.

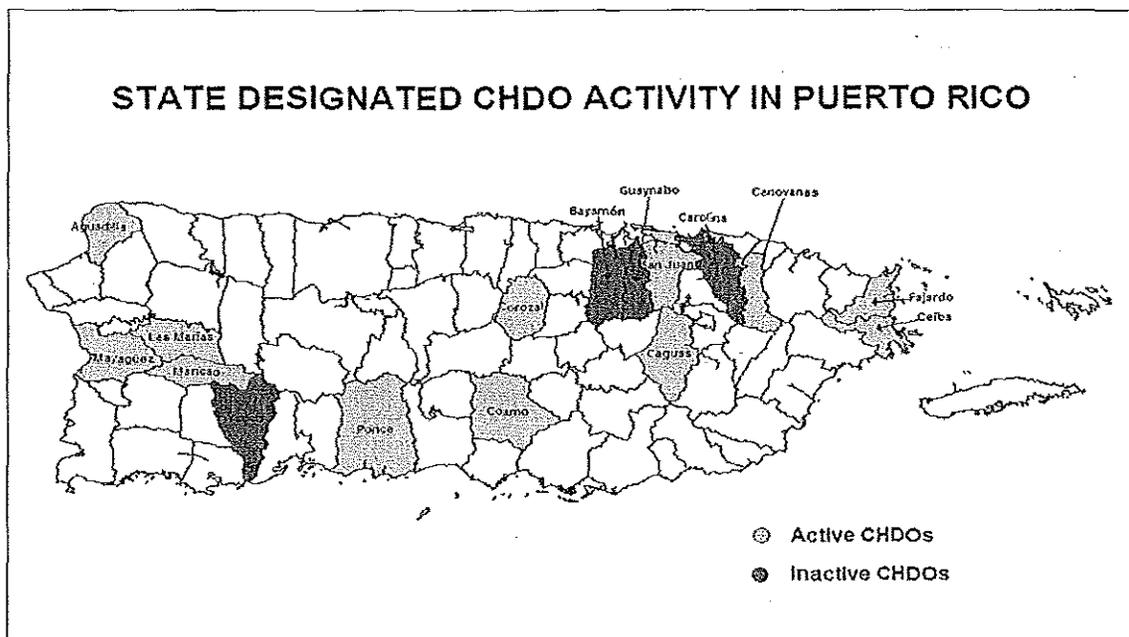
It is expected that 67 low-income families will benefit from the CHDO activity.

Figure No. I, provides a view of the location of the CHDOs in Puerto Rico, designated by the PRHD, as today.

### State HOME Program Administration Activities

**Allocation: \$1,781,526.00**

The 10% of the total allocation of HOME Program funds for PY 2005-2006 will be used to cover reasonable administrative and planning costs for general management and coordination of the program, and other eligible costs in accordance with 24 CFR Part 92.207.



### CHDO Operating Expenses

**Allocation: \$184,240.00**

A total of \$184,240.00 will be allocated for operating expenses of Community Housing Development Organizations, such as: salaries, wages, rent, utilities equipment, materials and other related expenses stipulated in the 24 CFR Part 92.208.

## Homeowner Activity

**Allocation: \$921,200.00**

The objective of this activity is to promote the rehabilitation work of a substandard unit, the replacement of such unit if it is unsoundly or represents an environmental hazard or the construction of a new home in a vacant plot of land, thus maintaining the existing housing stock for homeownership tenure, increasing the supply of safe, sound and sanitary dwellings available to low and very-low income families, helping them to improve their quality of life.

In order to meet this objective, the State HOME Program will receive applications under the following criteria:

▪ **Emergency response:**

Under this criterion, low-income families above the 60% income level, but below 80% income level for the municipality they lived, will receive a full interest subsidy in the rehabilitation loan for the reconstruction of the dwelling, if they comply with one of the *urgent priorities* for assistance set forward:

1. Houses destroyed by fire;
2. Families living in high risk of environmental hazards;
3. Structural deterioration of the dwelling, for instance: current rehabilitation will exceed 75% of the replacement cost of the unit.

On the other hand, on the same standard mention above, very low-income families above 50% income level, but below 60% income level for the municipality they lived, will repay only interest and no principal in the rehabilitation loan for the reconstruction of the dwelling.

Extremely very low-income families below 50% income level for the municipality they lived, will receive a grant from the State HOME Program for the reconstruction of the dwelling,

### **Conventional rehabilitation**

The same criteria posted above will be enforced- with the applications receive for the reconstruction of the dwelling, if they comply with one of the *priorities* for assistance set forward:

1. Compliance of Section 8- Housing Quality Standards;
2. Structural deterioration of the dwelling, for instance: current rehabilitation will exceed 25% but not 75% of the replacement cost of the unit;
3. Architectural barrier removal for persons with physical impediments that need reasonable accommodation;
4. Construction of additional bedrooms to clear overcrowding.

In order to qualify for this activity, homeowners should comply with income eligibility as set forth in sections 24 CFR 92.203 (income determination) and 24 CFR 92.217 (income targeting: homeownership).

The homeowner will execute a lien and silent mortgage through covenants running with the property and deed restrictions for the affordable period calculated in the amount of HOME funds invested in the unit. The share will be secure in compliance with section 24 CFR 92.254 (affordability terms).

Construction or rehabilitation will be carry out in compliance to sections 24 CFR 92.205 (eligible activities), 92.206 (eligible project costs), 24 CFR 92.251, HOME Program property standards and State construction requirements.

The incentive or subsidy for the construction/rehabilitation activity will be based on cost analysis up to \$40,000 per unit. It is expected that twenty (20) low-income families will benefit from the construction/rehabilitation of their housing unit. Through PY 2005, it is expected to assist 417 households with the HOME funds allocated, as presented in the next table.

**TABLE XV**  
**PROPOSED ACCOMPLISHMENTS**  
**WITH HOME PROGRAM FUNDS BY ACTIVITY**

<b>HOME Program Activity</b>	<b>Allocation</b>	<b>Average Subsidy</b>	<b>Low- income Families to Assist</b>
New Construction for Sale	\$ 6,235,340	\$40,000	156
Rental Activity	3,384,898	40,000	85
<b>CHDO</b>	<b>2,672,289</b>	<b>40,000</b>	<b>67</b>
Homebuyer Assistance	2,672,289	30,000	89
Homeowner Activity	890,762	45,000	20
<b>Total</b>			<b>417</b>

**American Dream Down payment Initiative (ADDI)**

No new allocation for the *American Dream Down payment Initiative (ADDI)* has been made for Puerto Rico for PY 2005. Nevertheless, the PY allocation of \$498,685.00 is available to pursue the objectives presented in the 2004 Action Plan.

The American Dream Down payment Act was enacted on December 16, 2003 under Subtitle E of Title II of the Cranston Gonzalez National Affordable Housing, as amended. The HOME Program will administer this initiative. The main objective of the ADDI is to promote homeownership among first time homebuyers. Down payment and closing costs commonly represent one of the principal obstacles of low-income families.

Down payment charges and closing costs commonly represent one of the principal obstacles, of low-income families, to acquire a home. The State HOME Program has made an approach to the PR Housing Finance Authority and ARCO (Section 8 Program) to create a partnership in order to provide down payment assistance to eligible first time homebuyers in need of additional funds, mainly from public housing residents and Section 8 tenants, which visit the PRDH Client Service Center (*Centro de Gestión Única*), to apply for housing assistance, specifically for homeownership benefits. The Center receives citizens from all sectors. It is an effective method to outreach the targeted population.

The State HOME program will provide pre and post purchase housing counseling in order to ensure that ADDI funds are used for down payment and eligible closing costs. The Program will certify income eligibility of referred participants and will assure compliance with ADDI and HOME Program requirements.

Eligible participants must meet the following requirements:

- First time homebuyer.
- Annual income below 80% of the median income limits of the area.

The amount of assistance should not exceed the greatest of 6% of the purchase price or \$10,000.00. The down payment and closing costs may include fees for: appraisal, title evidence, credit reports, filing of legal documents, among others.

With the ADDI allocation, the State HOME Program expects to assist approximately 66 low-income families. The Table below provides a summary of the expected performance.

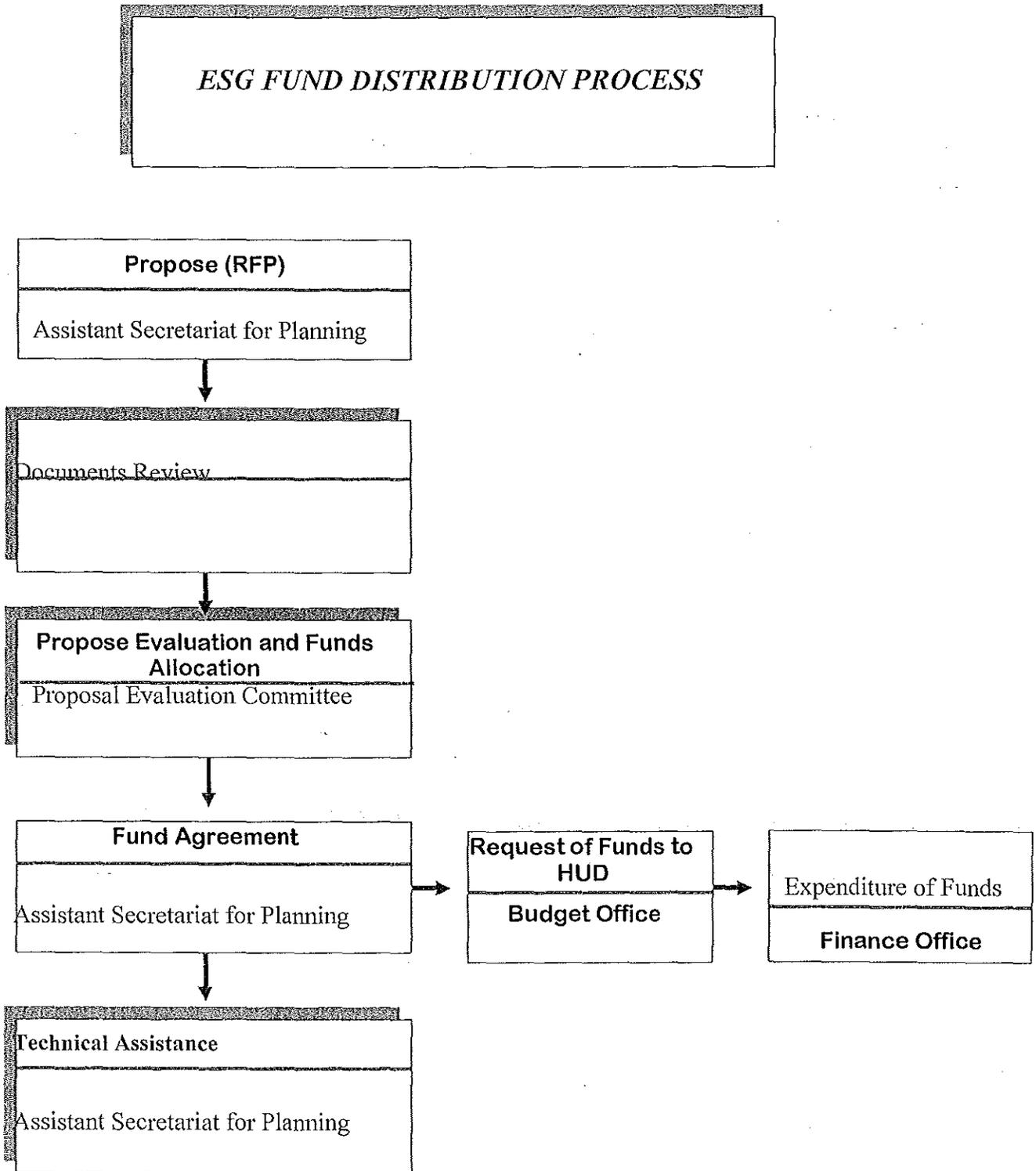
**TABLE XVI**  
**PROPOSED ACCOMPLISHMENTS WITH AMERICAN DREAM**  
**DOWNPAYMENT FUNDS**

ADDI Allocation	Down payment Assistance and Closing Costs	Low- income Families to Assist
\$498,685	\$7,500 per household	66

The type of clientele that request assistance in the PRDH is mostly low and very low income families without sufficient resources and financial capacity to acquire a house. The State HOME Program understands that the maximum amount permissible (\$10,000) will be needed for most of the families. However, it may vary case by case.

With an ADDI subsidy for down payment of \$7,500, the State HOME Program expects to benefit 198 persons.

III - EMERGENCY SHELTER GRANT: Funds Distribution Process



The Assistant Secretariat for Planning is in charge of approves the changes in the authorized budget.

## Public Announcement of Funds Availability/RFP Process

The PR Department of the Family has made special efforts to keep the non-profit organizations informed and properly oriented regarding the availability of funds. An availability of funds/Request for Proposals announcement was published in two Spanish newspapers of wide circulation throughout the Island.

### B. Application Requirements

An application kit is distributed to the municipalities and non-profit organizations interested in applying. A Memorandum outlining relevant information pertaining to the ESG Program regulations, including definition of eligible activities as well as the general basic requirements to be completed by applicants are part of the kit. These general requirements include:

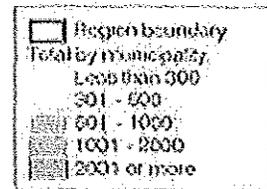
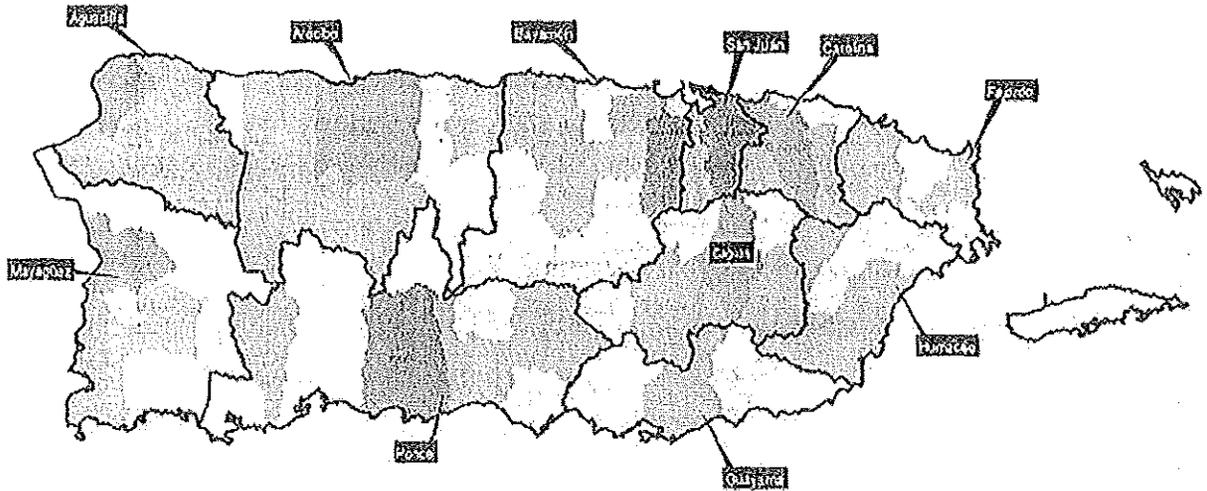
- A questionnaire pertaining to the organization's qualifications, history and services rendered to the homeless.
- A detailed summary of funds requested and other sources of funds received by the organization.
- A detailed narrative description of the project/proposal.
- Other requirements such as those, which are specific to continuation projects or new applicants, are also found among the documents of the application kit.
- Applicants to be considered for funding must address one or more of the following Puerto Rico's ESG program objectives/priorities: homeless, addicts, HIV/AIDS, domestic violence, families and elderly.

### C. Estimated Population to be served

<i>Priorities</i>	<i>Estimated persons 2005-2006</i>
Homeless	20,560
Drugs/Alcohol Addicts	9,787
HIV/AIDS	4,846
Domestic Violence Victims	1,950
Families (Single Mothers)	420
Elderly	129
<i>Total</i>	<b>39,695</b>

# DEMAND FOR HOUSING UNDER \$90,000 BY MUNICIPALITY

DEMAND FOR HOUSING 2005-2009



## D. Reprogramming of Funds

A reconciliation of the financial information of the Program for the past years is being made. In case that a residue of funds is found The Department of the Family will reprogram it to be distributed with the grant of 2005.

## E. Evaluation of Proposals

A Proposal Evaluation Committee designated by the Secretary of the Department of the Family evaluates the proposals. The evaluation criteria are based on the requirements of the laws and regulations governing the ESG program. Recommendations/information is provided to the ESGP Evaluation Committee by personnel of the Department, which have the responsibility of administering the fund and monitoring recipients. These recommendations pertain to the administrative capacity and quality of services rendered by the applicants. The final amount allocated will be based on the points of the evaluation and final determination of the Committee regarding the capacity of administration and services rendered by the applicant/organization. Please refer to the Criteria and Evaluation Form in the next page.

PROGRAMA DE ALBERGUE DE EMERGENCIA PARA DEAMBULANTES (2004)

ENTIDAD

<b>I. Información General (20 Puntos)</b>	<b>TOTAL</b>	
<b>1) Categoría de Servicios</b>		
Albergue de Emergencia		
Albergue Transitorio		
Proyecto de Prevención		
Centro de Cuidado Diurno		
Distribución de Alimentos		
<b>2) Interrelación del proyecto con las prioridades</b>		
El proyecto se relaciona con una de las prioridades		
El proyecto se relaciona con dos de las prioridades		
El proyecto se relaciona con tres de las prioridades		
<b>II. Aspectos Programáticos (23 Puntos)</b>	<b>TOTAL</b>	
<b>1) Experiencia Proyectos Similares</b>		
Describe visión y misión de la Entidad		
Al menos un año de experiencia con proyectos similares		
Experiencia previa trabajando con otros fondos federales		
Personal a cargo tiene experiencia en el manejo de proyectos similares		
Describe los servicios que han ofrecido y ofrecerán para enfrentar el problema en forma clara y precisa.		
<b>2) Plan de Trabajo</b>		
Define el problema o la necesidad en forma clara y precisa, sustentando con datos sobre la magnitud, factores asociados, características de los deambulantes y personas sin hogar. Justifica la necesidad de la intervención con la población.		
Presenta las agencias con las cuales coordina los servicios para atender el problema o necesidad.		
El modelo de intervención presenta los resultados y beneficios esperados.		
Define los participantes que proyecta atender desglosado según la solicitud.		
Presenta plan de trabajo que expone la relación entre metas, actividades, personal, resultados, fecha de comienzo y terminación. Presenta un plan razonable de actividades que pueden lograrse dentro del tiempo establecido.		
Describe los espacios para pernoctar: camas vacías, ocupadas y disponibles.		
Señala el número de personas a beneficiarse por tipo de albergue.		
<b>III. Criterios Generales (27 Puntos)</b>	<b>TOTAL</b>	
<b>1) Miembro Coalición</b>		
Es miembro de una de las coaliciones establecidas.		
<b>2) Organización</b>		
Presenta diagrama organizacional con los componentes de servicios y administrativos claramente definidos. Define las líneas de mando de la Organización.		
Describe los puestos existentes con la descripción de las tareas.		
<b>3) Junta de Directores</b>		
Tiene una Junta de Directores constituida con todas las posiciones (presidente, vicepresidente, tesorero, secretaria y vocales).		
Existen minutas de reuniones de la Junta.		
Hay un miembro que sea deambulante o ex-deambulante.		
<b>4) Capacidad Administrativa</b>		
Los estados financieros y las auditorías no reflejan opiniones adversas o materiales.		
La entidad cuenta con personal administrativo a tiempo completo.		
La entidad tiene procedimientos establecidos en las áreas gerenciales, fiscales y recursos humanos.		
La entidad cuenta con controles financieros y de contabilidad.		
<b>IV. Recursos Fiscales (20 Puntos)</b>	<b>TOTAL</b>	
<b>1) Disponibilidad de otras Fuentes de Recursos</b>		
Tiene fondos propios y adicionales		
Tiene fondos suficientes para lograr las actividades del Proyecto		
Tiene un plan para generar ingresos		
<b>2) Presupuesto</b>		
La entidad tiene la capacidad para parear los fondos que solicita (dólar por dólar)		
Los fondos que solicita son razonables conforme con las actividades		
Presenta narrativo del presupuesto		
<b>V. Criterios de Proyectos de Continuación (Subvención 2003) (10 Puntos)</b>	<b>TOTAL</b>	
Somete los Informes Trimestrales de Labor Realizada.		
Somete Informes Financiero adecuadamente.		
Alcanza o sobrepasa el nivel de ejecución propuesto.		
<b>Gran Total</b>		

Firma del Evaluador

Firma del Coordinador

#### IV - HOPWA PROGRAM METHOD FOR DISTRIBUTING FUNDS

Availability of Funds for FY 2005-06:     \$1,636,000.00

HOPWA funds will be allocated by the PRDOH to selected project sponsors from non-profit organizations with experience providing services to persons living with HIV/AIDS. Funds availability will be announced through an open request for Proposals (RFP) published in a major newspaper of Puerto Rico. Interested project sponsors will submit proposals to be evaluated on a competitive basis, in accordance with a request for proposals (RFP) and a Grant Writing Guidance.

Due to a dire need of housing for the HIV/AIDS population of the Northeastern area of Puerto Rico, a pilot project will begin this fiscal year by allocating funds to three municipalities of that area, namely, Luquillo, Fajardo and Ceiba, formerly sub-grantees of the HOPWA Program of the municipality of San Juan. The availability of these funds will be notified in a RFP exclusively to these cities and they will be used only to finance the activity of tenant-based rental assistance. The PRDOH HOPWA Program will provide funding to this activity for the first time in its history, in order to strengthen the provision of housing services to the HIV/AIDS community. Applications from the above mentioned municipalities would be accepted if submitted in accordance with the RFP and a Grant Application Guidance.

Funds allotted from both types of projects will be granted for a twelve months period, beginning July 1, 2005, and ending on June 30, 2006.

Applications received from non-profit organizations must meet the following requirements to be considered:

- Applications from private non-profit organizations located outside the San Juan-Caguas-Guaynabo EMSA will have a preference over those whose projects are located within the San Juan EMSA;
- Non-profit organizations must have a minimum of one (1) year providing services to the HIV/AIDS population;
- Non-profit organizations must be duly registered at the Puerto Rico Department of State;
- Non-profit organizations must provide a copy of their last financial external audit;
- Priority populations: an assessment will be made to determine if the applications submitted address priority populations service needs, as established by the 2004 HIV Prevention Community Planning Group (CPG) Comprehensive Plan. Services should be focused to HIV/AIDS homeless people or at risk of becoming homeless;
- Non-profit organizations must prove strongly that they have available a working capital for at least the first three months of the budget period;
- Non-profit organizations must also provide evidence that in the geographical area they are requesting to serve there is a dire need for the service they are soliciting to be funded and that there are no other sources of funds available for that service.

**A. Evaluation of Proposals:** A team of Health Service Evaluators will evaluate the applications with a standard instrument to assure uniformity and impartiality. The maximum value for this criterion is (100) points.

Site visits to organizations that are requesting funds for new projects will be conducted. This criterion will be based on the facilities' adequacy as observed by the Health Services Evaluators. The maximum value for this criterion is (25) points.

Continuation projects will be selected on a (100) points' basis (Proposal evaluation). New projects will be selected on a (125) points' basis (Proposal evaluation plus a site visit).

**B. Acceptance of proposals:** The organizations which proposals have been accepted will be notified through mail. Also, they will be informed about the documents that are required by the PRDOH Contracts Office. Contracts will be granted to project sponsors when all required documents have been submitted.

For Fiscal Year 2005-06, HOPWA grant funds will be allocated as follows:

a. Housing Assistance Services (50%)\*

Eligible Activities:

1. Short term rent, mortgage, and utilities payment
2. Short term facilities (Shelter)
3. Tenant-based rental assistance (exclusive for the municipalities of Luquillo, Fajardo and Ceiba)

b. Support Services (40%)\*

Eligible Activities:

1. Adult Day Care
2. Case Management
3. Health Care
4. Home Health Care
5. Hospice
6. Mental Health Services
7. Nutritional Services
8. Substance Abuse Treatment

c. Project Sponsors' Administrative costs (7%)

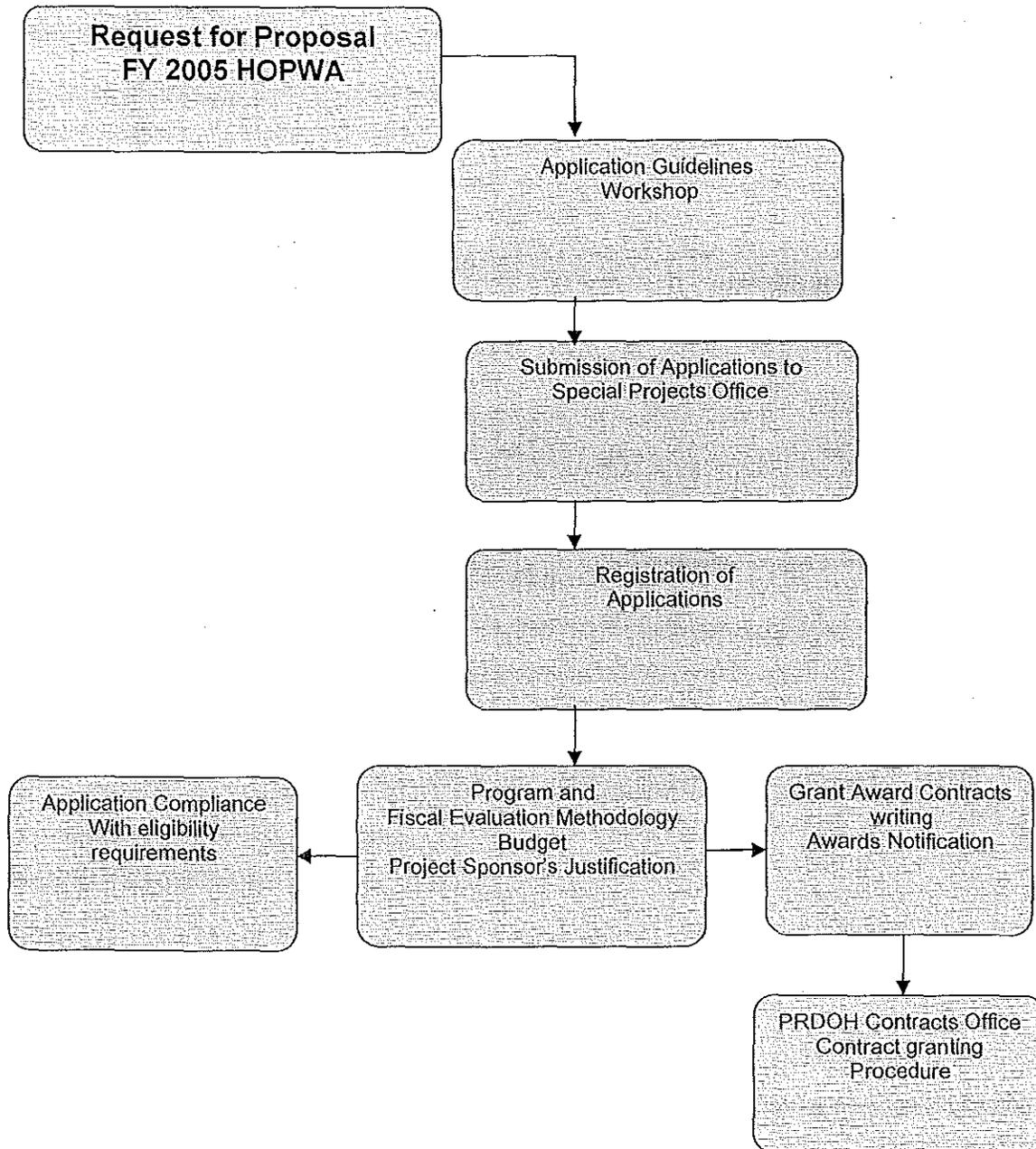
d. Grantee Administrative costs (3%)

\*These are approximate values due to the redistribution of municipalities within the Puerto Rico area, and an expected higher demand for support services, including Rehabilitation and Psychosocial services because of drugs and alcohol abuse high rates.

The following figures show both the distribution of funds and the evaluation process of the applications received by the PRDOH.

# HOPWA EVALUATION PROCESS

## EVALUATION PROCESS



Applications received from non-profit organizations must meet the following requirements to be considered:

- Applications from private non-profit organizations located outside the San Juan-Caguas-Guaynabo EMSA will have a preference over those whose projects are located within the San Juan EMSA;
- Non-profit organizations must have a minimum of one (1) year providing services to the HIV/AIDS population;
- Non-profit organizations must be duly registered at the Puerto Rico Department of State;
- Non-profit organizations must provide a copy of their last financial external audit;
- Priority populations: an assessment will be made to determine if the applications submitted address priority populations service needs, as established by the 2004 HIV Prevention Community Planning Group (CPG) Comprehensive Plan. Services should be focused to HIV/AIDS homeless people or at risk of becoming homeless;
- Non-profit organizations must prove strongly that they have available a working capital for at least the first three months of the budget period;

Non-profit organizations must also provide evidence that in the geographical area they are requesting to serve there is a dire need for the service they are soliciting to be funded and that there are no other sources of funds available for that service.

#### **A. Evaluation of Proposals**

A team of Health Service Evaluators will evaluate the applications with a standard instrument to assure uniformity and impartiality. The maximum value for this criterion is (100) points.

Site visits to organizations that are requesting funds for new projects will be conducted. This criterion will be based on the facilities' adequacy as observed by the Health Services Evaluators. The maximum value for this criterion is (25) points.

Continuation projects will be selected on a (100) points' basis (Proposal evaluation). New projects will be selected on a (125) points' basis (Proposal evaluation plus a site visit).

#### **B. Acceptance of proposals:**

The organizations which proposals have been accepted will be notified through mail. Also, they will be informed about the documents that are required by the PRDOH Contracts Office. Contracts will be granted to project sponsors when all required documents have been submitted.

### **VIII. HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES**

#### **A. Continuum of Care**

After the elected government of Puerto Rico assumed office in 2001, the former Governor Sila María Calderón designated the first members of the Commission for the Implementation of the Public Policy on Homeless Persons of Puerto Rico (PR State Commission or PRSC) which had

been created by PR Law 250 on August 18, 1998 as a collaborating body to coordinate and direct CoC development for the Commonwealth of Puerto Rico (CPR). The Puerto Rico Department of Family (PRDF), is the lead agency of the Commission for the homeless persons in Puerto Rico.

Since then, significant progress was made in the past year in establishing a collaborative service infrastructure under the leadership of the PRSC, integrating a broad gamut of public and private stakeholders in the planning of strategies to end chronic homelessness in Puerto Rico. One of the main advancement is the submission of the proposal for the 2003 Continuum of Care (COc) funds to the Federal Department for Housing and Urban Development (HUD) on July, 2003. They approved this proposed for 12.4 million for nine projects as part of the strategies to end chronic homeless in Puerto Rico.

The Current Chronic Homelessness Strategy of the PRSC to end chronic homelessness in Puerto Rico includes is discussed in detail in section II C, Needs of the Homeless.

## **B. Summary of strategies for ending chronic homelessness in Puerto Rico**

### **Continuum of Care for the Homeless**

There is an estimate of **1655 sheltered** and **5,416 unsheltered homeless individuals** based on the One-Time, One-Day Census carried out under the sponsorship of the PRSC in May of 2003. Based on research studies carried out in 2000 and 2003 (“Estudios Técnicos”), well over 50% are chronic homeless. For this reason, most of the strategies and action steps implemented by the PRSC member organizations to street and sheltered homeless, undoubtedly address chronic homeless populations.

Significant progress was made in the past year in establishing a collaborative service infrastructure under the leadership of the PRSC, integrating a broad gamut of public and private stakeholders in the planning of strategies to end chronic homelessness in Puerto Rico. One of the main advancement is the submission of the proposal for the 2003 Continuum of Care (COc) funds to the Federal Department for Housing and Urban Development (HUD) on July, 2003. They approved this proposed for 12.4 million for nine projects as part of the strategies to end chronic homeless in Puerto Rico.

The Current Chronic Homelessness Strategy of the PRSC to end chronic homelessness in Puerto Rico includes:

- Continued expansion of stakeholders involved in collaborative planning and service development.
- Work toward the continued expansion of state and municipal government agencies and private entities that place homeless populations as a priority for services and develop formal public policies directed to the elimination of chronic homelessness by the end of this decade.
- Continued education and awareness-building activities to reduce stigma and combat the criminalization of homelessness and promote more humane and respectful treatment of the homeless so that public policies that are developed are adequately implemented in the community.

- Continued education and advocacy to achieve greater commitments by public and private founders of fiscal, physical, and human resources to housing and comprehensive supportive services to eliminate chronic homelessness.
- Continued capacity building of community-based (including faith-based) providers so that managerial staff and Boards of Directors gain knowledge and skills regarding housing development financing, more effective service infrastructure building, better capacity utilization for chronic homeless persons.
- Continued development of the Homeless Management Information System (HMIS) for service planning and management decision-making, tracking of populations served through the various systems, monitoring and quality assurance.
- Continued identification and work with more advanced Community Base Organizations (CBO's) in the development of transitional and permanent supportive housing for homeless populations, emphasizing chronic homeless populations.

The current strategies include work with agencies that serve populations at high risk of becoming homeless, such as correctional institutions, substance abuse and mental health institutions and rehabilitation programs and others, to ensure the development (where none exist), revision and full implementation of discharge policies so that the populations served do not become homeless upon discharge. While all applicants for CoC funding make a commitment to have such discharge policies in place, there is a need to ensure follow-up and after-care programs that reduce homelessness and the revolving door that many of the chronic homeless experience constantly throughout most of their lives

## **HOME PROGRAM**

### **ACTIVITIES TO ADDRESS SPECIAL NEEDS POPULATION**

The State HOME Program encourages and sponsors the development of projects to assist the special needs of the population. Among the priorities established in the program are to provide preference to persons with disabilities and to elderly individuals, taking into consideration the special needs of this type of population, such as social and medical services in the vicinity, and most of all their housing needs.

The PRDH participates in meetings with the Developmental Deficiencies Council, Interagency Public Policy Homeless Council, Mental Health Council, among others and have an active role in the processes of evaluation, planning, and service delivery to these groups. On the other hand, the State HOME Program provides HOME funds to CHDOs and developers for the construction and rehabilitation of affordable housing to sell or rent to benefit elderly, persons with disabilities and homeless individuals.

Regarding homelessness, an interagency committee was created, as a result of the Government of the Commonwealth of Puerto Rico efforts to address homelessness among families with children. Some of the agencies and offices participating in this effort are: the Governor's Office, PRDH, PR Department of the Family, Office of the Commissioner for Municipal Affairs, PR Department of Health, State Mental Health, Head Start, Veterans Services Administration, PR Department of Labor, State-level Homeless Services Administrators-Continuum-of-Care, Advocacy organizations, PR Department of Education, and other.

The members of the interagency committee participated in a Homeless Policy Academy seminar, celebrated in Miami, Florida. The State HOME Program Director, as the official representative of the PRDH in the Committee, took part in the development of the *Puerto Rico Action Plan for Homelessness among Families with Children*. The HOME Program is actively participating in working meetings to collaborate in the development of the strategies for the implementation of the action plan.

The goals of the Homeless Policy Committee are:

1. Increase political will, interagency collaboration, and advocacy.
2. Enhance systems and program capacity and integration.
3. Develop a strong planning, research, and evaluation infrastructure.

Some of the planned actions included in the action plan are to work with local governments, and high-level officials of the Government of PR to allocate funds for housing services in order to increase the inventory and quality of housing and other services to benefit homeless families with children. To this end, the State HOME Program is allocating 5% of the funding for rental activity for the construction of single room occupancy projects for chronic homeless. Bonus points will be awarded to projects develop at Arecibo, Cataño, Ponce, Comerío, Caguas, San Juan, Loiza, Aguadilla, Bayamón, Río Grande, Juncos, Cidra, Carolina and Guayama.

The PRDH public policy is focused in the goal that no individual with disabilities or special needs, for the only reason of said limitation is discriminated against, denied the benefits or be excluded from the participation in any program or activity receiving federal and/or local funds. Accessibility in the design, construction, rehabilitation, removal of architectural and communications barriers will be guaranteed in all activities developed by the HOME Program.

In addition, the PRDH is aware that elderly individuals are more predispose to rent than to acquire a house. To that effect, the State HOME Program will allocate 5% of the funding for rental activity for the construction of single room occupancy projects for the special need population. In addition, special attention is given to solicitants with a family member with physical or mental disabilities that applies for rehabilitation or new construction in order to properly address their needs for a reasonable accommodation.

The PRDH and the State HOME Program guarantee that all projects developed with HOME funds comply with Federal regulations regarding accessibility for special needs population:

- For rental projects with five (5) or more assisted housing units, the State HOME Program assure that, 5% or more dwellings will be accessible to individuals with mobility impairments and 2% for persons with sensory disabilities.
- The State HOME Program gives special attention to assure that owners of projects will provide information regarding the availability of accessible housing units in order to reach individuals with disabilities. This requirement is stipulated in the contract agreements.

During PY 2005-2006, the State HOME Program will continue to assist special needs persons (mostly elderly citizens), among others, by providing rental housing. The projects presented in the next Table are under construction.

**TABLE XVII**  
**RENTAL PROJECTS UNDER CONSTRUCTION**

<b>LOCATION</b>	<b>PROJECT</b>	<b>UNITS</b>
Bayamón	Miguel Plaza Elderly	82
Culebra	Pedro Márquez Apartments	6
Culebra	Apartamento Fulladosa	8
Lares	Elderly Housing	12
Loíza	Loíza Home for the Elderly	120
Manatí	Edén Dorado	12
Juana Díaz	Apartamentos Tití Lydia	4
Vega Baja	Apartamentos Suárez Sandín	22
San Juan	Colegio y Égida de Enfermeras Prácticas	82
<b>Total</b>		<b>348</b>

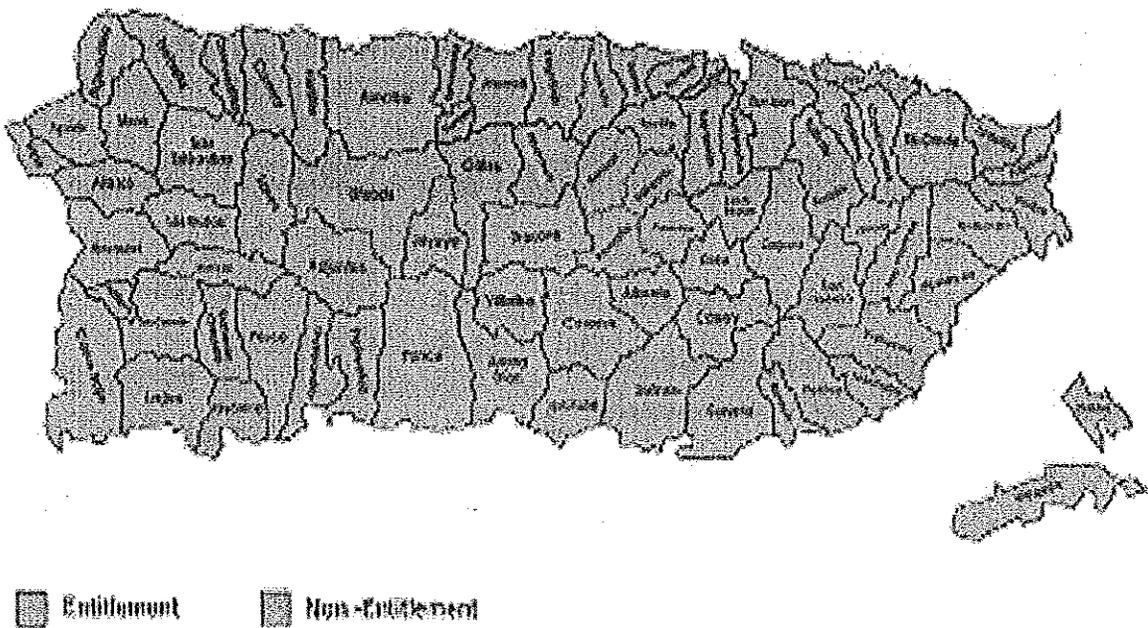
## IX. GEOGRAPHIC DISTRIBUTION

### CDBG PROGRAM

Funds under the FY 2005-2006 will be distributed to benefit low and moderate income persons of the 51 non-entitlements based on the Low and Moderate Income Data Summary. According to the State Law 50 approved on January 30, 2004, an allocation of 15% over the total amount awarded will be granted to the municipality of Vieques and Culebra due to geographic factors beyond their control.

#### Geographic Distribution of Entitlement and Non-Entitlement Municipalities

According to the 2000 Census



Following is the listing of the eligible municipalities:

TABLE XVIII

CDBG NON-ENTITLEMENT MUNICIPALITIES

LIST OF NON-ENTITLEMENT MUNICIPALITIES

ADJUNTAS	LARES
AGUADA	LAS MARIAS
AGUAS BUENAS	LAS PIEDRAS
AIBONITO	LOIZA
ANASCO	LUQUILLO
ARROYO	MARICAO
BARCELONETA	MAUNABO
BARRANQUITAS	MOCA
CAMUY	MOROVIS
CATAÑO	NAGUABO
CEIBA	NARANJITO
CIALES	OROCOVIS
COAMO	PATILLAS
COMERIO	PEÑUELAS
COROZAL	QUEBRADILLAS
CULEBRA	RINCON
DORADO	SABANA GRANDE
FLORIDA	SALINAS
GUANICA	SAN LORENZO
GUAYANILLA	SANTA ISABEL
GURABO	UTUADO
HATILLO	VEGA ALTA
HORMIGUEROS	VIEQUES
JAYUYA	VILLALBA
JUNCOS	YABUCOA
LAJAS	

## HOME PROGRAM

The State will distribute its HOME funds to rural areas in amounts that take into account the non-metropolitan share of the State's total population and objective measures of rural housing needs, such as poverty and substandard housing. To the extent the need is within the boundaries of a participating unit of general local government, the State and the unit of general local government will coordinate activities to address that need. The State will not use the Local Governments as sub-recipient of the HOME funds.

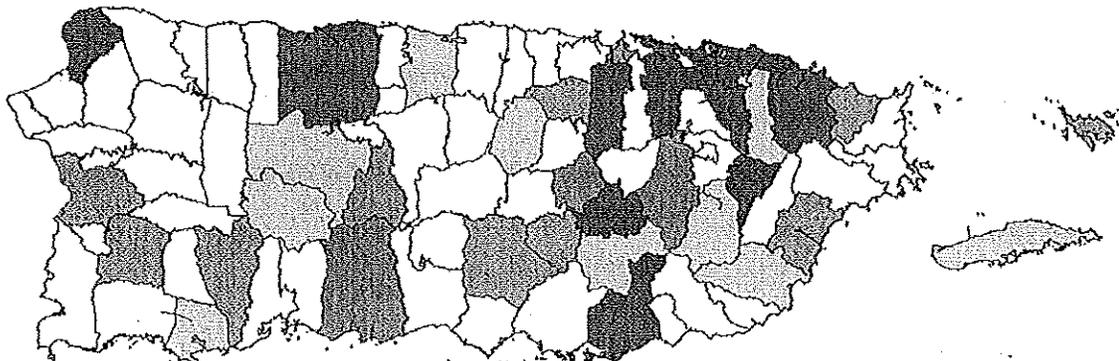
The PR Department of Housing will provide bonus points up to a maximum of 15 points to any application for HOME Program assistance in the municipalities listed on the Table No. XVII. The municipalities listed in the table met three special criteria established for:

1. Redevelopment of the urban center (11 municipalities for 5 points each).
2. Home construction in areas difficult to develop (14 municipalities for 5 points each).
3. Construction of single room occupancy units for special need population and to end chronic homelessness, (14 municipalities for 5 points each).

Thirty-five municipalities have been targeted as focus centers for the "bonus target effort". Figure No. II provides the location of the local jurisdiction.

FIGURE NO. II

### BONUS POINTS TO BE AWARDED FOR SPECIAL PROJECT DEVELOPMENT



- 10 Points for Urban Center and Chronic Homelessness
- 10 Points for Hard to Develop Area and Chronic Homelessness
- 5 Points for Urban Center
- 5 Points for Hard to Develop Area
- 5 Points to End Chronic Homelessness

**TABLE XIX**  
**BONUS POINTS FOR SPECIAL DEVELOPMENT PROJECTS**

MUNICIPALITIES	UC	DTD	TEH	TBP
Arecibo	5		5	10
Cataño		5	5	10
Ponce		5	5	10
Comerio		5	5	10
Caguas		5	5	10
Aibonito	5			5
Coamo	5			5
Culebra	5			5
Humacao	5			5
Jayuya	5			5
Luquillo	5			5
Mayagüez	5			5
San Germán	5			5
Toa Alta	5			5
Yauco	5			5
Guánica		5		5
Adjuntas		5		5
Manatí		5		5
San Lorenzo		5		5
Canóvanas		5		5

**BONUS POINTS FOR SPECIAL DEVELOPMENT PROJECTS**

MUNICIPALITIES	UC	DTD	TEH	TBP
Cayey		5		5
Corozal		5		5
Utua		5		5
Vieques		5		5
Yabucoa		5		5
San Juan			5	5
Loíza			5	5
Aguadilla			5	5
Bayamón			5	5
Río Grande			5	5
Juncos			5	5
Cidra			5	5
Carolina			5	5
Guayama			5	5

**Legend:**

UC (Urban Centers)

DTD Difficult to Develop Area

THE (To End Chronic Homelessness)

TBP Total Bonus Points

Nevertheless, the PR Department of Housing recognizes that a huge housing problems and needs is affecting the Island, as confirmed by sources such as: the Demand of Housing Study, sponsored by the PR Bankers Association; the Comprehensive Housing Affordability Strategy (CHAS) 2000 data, information obtained in the 12<sup>th</sup> Congress of Affordable Housing of Puerto Rico; and from the Housing Market Study performed by *Estudios Técnicos, Inc.*

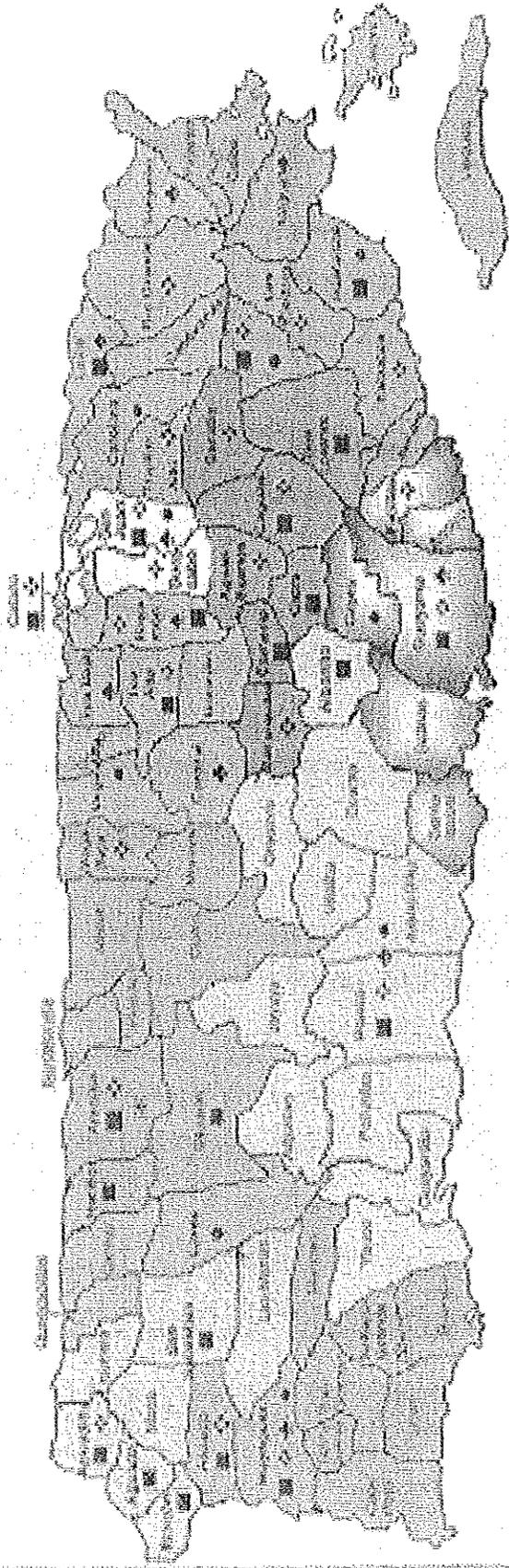
The HOME Program direct assistance will be concentrated around Puerto Rico, where a demand of affordable housing development is latent.

## ESG PROGRAM

### F. Estimated Population to be served

<i>Priorities</i>	<i>Estimated persons 2005-2006</i>
Homeless	20,560
Drugs/Alcohol Addicts	9,787
HIV/AIDS	4,846
Domestic Violence Victims	1,950
Families (Single Mothers)	420
Elderly	129
<i>Total</i>	<b>39,695</b>

# Geographic Distribution of the ESG Organization



- Legend:
- Homeless
  - ◆ Drug/Alcohol Rehabilitation
  - ◆ Elderly
  - ◆ Families (Single Mothers)
  - ◆ HIV/AIDS
  - ◆ Domestic Violence

## HOPWA PROGRAM

The U.S. Department of Housing and Urban Development (HUD) issued on October 14, 2003, Notice CPD-03-11 regarding the Designation of Eligibility for Formula Allocations under the Housing Opportunities for Persons with AIDS (HOPWA) Program in fiscal year 2004. The purpose of this notice was to designate states and units of local government that are eligible to receive an allocation of program funds under the formula component of the Housing Opportunities for Persons with AIDS (HOPWA) program. The designations applied the new standards and definitions for Metropolitan Statistical Areas (MSAs) and Metropolitan Divisions recently adopted by the Office of Management and Budget (OMB) when on June 6, 2003, issued OMB Bulletin No. 03-04, *Revised Definitions of Metropolitan Statistical Areas, New Definitions of Metropolitan Statistical Areas and Combined Statistical Areas and Guidance on Uses of Statistical Definitions of these Areas*. HUD implemented the provisions of this bulletin as it relates to the HOPWA program to determine eligible metropolitan statistical areas (EMSAs), including the use of Metropolitan Divisions in allocating formula funds. The notice is applicable to all recipients of formula allocations under FY 2004 HOPWA grants and subsequent fiscal years.

Although no new designations were made for Puerto Rico, a new service area was designated for the Puerto Rico Department of Health (PRDOH) FY 2004 HOPWA formula grant award. Three (3) municipalities (i.e. Ceiba, Fajardo and Luquillo) were added to the prior service area served by the PRDOH, and fourteen (14) municipalities were cut from the prior service area served by the PRDOH (i.e. Aibonito, Arecibo, Barranquitas, Caguas, Camuy, Cayey, Ciales, Cidra, Gurabo, Hatillo, Maunabo, Orocovi, Quebradillas and San Lorenzo). The HOPWA program of the municipality of San Juan (HOPWA-San Juan) is currently serving these (14) municipalities. The resultant distribution of municipalities is in the map attached.

This distribution of municipalities was the result of information provided by the AIDS Surveillance data reported to and confirmed by the Centers for Disease Control and Prevention (CDC) as of March 31, 2003.

The PRDOH HOPWA program conducted several meetings with representatives of HOPWA-San Juan to develop a new plan of distribution of funds awarded to community based organizations located in the municipalities that were cut from the prior service area of the PRDOH. Afterwards, coordination was developed to make possible the participation of its representatives in a PRDOH HOPWA grant application orientation workshop, sharing information regarding projects and activities sponsored, and planning for future joint activities to avoid duplication of services and provide continuity to update housing needs assessment within and outside the San Juan EMSA. Written communications were sent to projects sponsored by both programs to notify the redistribution of the municipalities.

## X. OTHER ACTIONS

This section describes the states plans for the next year, to address underserved needs, foster and maintain affordable housing, remove barriers to affordable housing, evaluate and reduce lead based paint hazards, reduce the number of poverty level families, develop institutional structures, and enhance coordination between public and private housing and social service agencies and foster public housing resident initiatives.

### **Efforts to address the underserved needs**

Congress amended the National Affordable Housing Act 1990, to authorize HUD to condition assistance to States and local governments, based upon their barrier removal strategies. Federal funding agencies are increasingly requiring eligible localities to design and implement housing affordable strategies.

The Government of the Commonwealth of Puerto Rico enacted the Law No. 1 of March 1, 2001, for the Socioeconomic Development and Empowerment of the Special Communities of PR, which created the *Oficina de Comunidades Especiales*. The Act establishes the public policy to identify areas of extreme poverty, the coordination of services, and initiatives among public agencies, community organizations, and private sector. In addition, the Act establishes the assignment of resources for infrastructure and housing improvements.

State and local governments, with the involvement of the private sector, are making efforts to provide affordable housing. Various strategies are being used. On the supply side, the cost of providing housing units in the non-market category is being reduced by incentives that reduce the cost of land to developers, by local tax measures by improving the infrastructure and by expediting the permit process, among others. On the demand side, home acquisition is being facilitated through programs that subsidize interest payments or mortgage down payment. In addition, housing programs are subsidizing monthly rental payments to low-income families.

### **A. Removing Housing Barriers for Persons with HIV/AIDS Syndrome ((PLWHA)**

In order to meet housing needs and to reduce housing barriers for PLWHA, the PRDOH HOPWA program will take into consideration the following several components, which include:

- The creation of a continuum of housing and service options that addresses the diverse range of PLWHA needing assistance, including their families, drug and alcohol abusers seeking treatment, and persons of different ethnic and culture backgrounds. This continuum will provide for a linkages system whereas non-profit organizations sponsored projects will be linked with other Commonwealth of Puerto Rico government agencies and municipalities to offer other housing and services options;

- Encouraging PLWHA to live “normal” lives, while still meeting health and other service needs, in order to continue their productivity in job settings;
- The provision of services or adequate home care avoids unnecessary and costly stays in acute care settings, thus improving the cost effectiveness of services;
- The promotion of a stable home environment to PLWHA with complex drug therapies and potential side effects from their treatments. Providing flexibility in the provision of services to accommodate the fluctuating needs of PLWHA promotes a stable home. Home stability is critically important for these persons because it is a vital part of their physical and mental health care.

Efforts will continue to assure that housing for PLWHA provides this population as much control over their environment as possible. Most PLWHA are independent individuals that want to care for themselves for as long as they can. The challenge is to provide housing that meets the physical needs of the individuals, yet promoting and facilitating independent living.

As life expectancy of PLWHA continues to increase and new cases are diagnosed, appropriate housing becomes scarcer. New and innovative ways have to be explored and test to increase the supply of housing for PLWHA, including adapting and rehabilitating current facilities, including private homes where PLWHA already live, to meet their needs.

#### **B. Removing Housing Barriers for Low-Income Families by the Puerto Rico Department of Housing.**

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

- The PRDH has established a Customer Service Center at its headquarters for the delivery of counseling and assistance to applicants for the housing programs provided by the agency. Before filing an application, the solicitant receive from a trained counselor; advise on the type of assistance that he/she might be eligible. At the Center, the solicitants could file any request for assistance for: *La Llave para tu Hogar*, ADMV On-site Rehabilitation, HOME Program, Section 8, Direct Loan Program, Public Housing, Down payment Assistance, Mortgage Insurance Program, *Comunidades Especiales*, Domestic Violence Victims Program, Law 173- Elderly Rental Assistance, Interest Subsidy, among other related services. The citizens are allowed to complete their applications electronically; therefore, a permanent record is available for follow-up and status.

The PRDH programs could be accessed on the Internet at [www.vivienda.gobierno.pr/programs.asp](http://www.vivienda.gobierno.pr/programs.asp)

- The PRDH has coordinated with the pertinent agencies the identification of infrastructure deficiencies and plans and/or possibilities to improve said deficiencies to determine projects viability and be able to provide practical alternative of development future projects.
- Act Num. 114 signed in May 11, 2004 amend Act 124 of 1993, -*Vivienda de Interés Social*, increasing the \$70,000 ceiling price of such units to \$80,000 the value of a single housing to be considered of *social interest*, to \$90,000 for multifamily housing and \$100,000 for the urban centers.

This amendment to Act 124 will assure that the PRDH maintains a flow of affordable housing inventory so that more people can acquire their home. This initiative was born from the reality that each day the construction costs and land acquisition in Puerto Rico is higher, which discourage the construction of affordable housing for \$70,000.

- The high costs of housing development in Puerto Rico, the non-availability of decent and safe houses for low and moderate income have been determining factors for the State HOME Program.

The PRDH 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 limits established by Act 124 fall below the FHA mortgage limits.

- ADMV, as the administering agency of the State HOME Program has diversified the clients' services to its 10 regional offices. Initial interviews of homeowners who request assistance for rehabilitation are made in the regions as well as the initial orientation. The technicians pre-qualify the applicants and refer eligible cases to the Central Office of the HOME Program in order to continue the process. This action accelerates the attention of the clients.
- In addition, ADMV, through the on-going *Community Impact* activities provides information about the PR Department of Housing and other governmental agencies regarding their services, programs, and fill applications to citizens around the Island with housing and other needs.

**C. Foster and maintain affordable housing (including the coordination of Low-Income Housing Tax Credits with the development of affordable housing)**

In order to promote and preserve affordable housing, the State HOME Program will ensure that HOME rules regarding affordability period will be observed, as stipulated at 24CFR 92.252 (e) for rental housing and 92.254 for homeownership. The assisted properties will remain affordable and available for low-income families.

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

As mentioned before, to reduce costs and foster affordable housing, the State HOME Program will match HOME Program funds for rental projects that are eligible for Low Income Housing Tax Credits (LIHTC). Bonus points will be given to projects located in hard to develop areas, as mention in Table No. XVIII. In addition, matching funds will be allocated for applications for the local investment tax credit, created by Act No. 140 of October 21, 2001, (*Law for Income Tax Credits for the Investment in Housing Construction and Rehabilitation for Rental to Benefit Low and Moderate Income Families*).

In addition, the PRDH will also combine HOME funded projects with Section 8 Project-Based Rental Assistance, and Act No. 173 – Elderly Rental Assistance, created to support and maintain affordable rental projects for low-income families and elderly citizens.

#### **D. Actions to Remove Barriers to Affordable Housing**

##### **CDBG PROGRAM**

The CDBG Homeownership Initiative Program which started in 2004-2005 targets low-income population historically discouraged from homeownership or excluded from finance market due to the lack of understanding of the underwriting policies. Many of the potential homebuyers do not have the access or sufficient knowledge to take full advantage of Federal assistance offered for homeownership. The funding of Homeownership is specifically intended to provide assistance to families pursuing homeownership. Funds provide direct assistance for down-payment and closing costs to facilitate homeownership. The funding may be applied in combination with other applicable federal/or start funding. There is no prohibition against using other federal, local and state, subsidized financing or Section 8 homeownership voucher in conjunction with this grant.

##### **HOME PROGRAM**

The PR Department of Housing through the Puerto Rico Public Housing Administration and its programs encourage, facilitate, and support residents to develop their capacities and potential in order to improve their quality of life.

##### **Homeownership**

Currently, the Property Acquisition and Sales Bureau of the PRPHA are administrating the sales activities of public housing units among the residents. The main purpose of the

Bureau is to advice, motivate, and make possible that public housing residents acquire their own home.

The Table below presents the homebuyer programs of the PRPHA and the status as of November 30, 2004 of the sale process.

**TABLE XX**

**PRPHA HOMEBUYER PROGRAMS**

<b>Homebuyer Program</b>	<b>Units</b>	
	<b>Sold</b>	<b>Pending</b>
<i>Future Housing Opportunity (Turnkey III-HUD):</i> During the period of rental, the family is compensated by crediting the rental payments to the "mortgage", based on their income.	1,357	82
<i>Section 5(h) Homeownership Program-HUD:</i> This program provides PHAs the authority to sell selected public housing units. The resident has the opportunity to purchase the unit with a discount (less than the market value).	2,092	199
<i>Law 131 of July 1<sup>st</sup>, 1975:</i> Provides public housing eligible residents the opportunity to become homeowners for only \$1.00.	2,381	20
<b>Total</b>	<b>5,830</b>	<b>301</b>

The Property Acquisition and Sales Bureau of the PRPHA has seven (7) additional proposals approved by HUD, under Section 5(h) Program and expects to initiate the sales on the year 2005.

The Homeownership office has in its goals (a) the sale of eight (8) communities, that at the present time have approved proposals by the US Department of Housing and Urban Development (HUD) under the Section 5 (H) Homeownership Program. In order to benefit these communities an amendment to the approved plans will be considered conforming the approved Section 5(H) proposal to Section 32. (b) Provide opportunities and assistance to municipalities that are interested to participate in the Homeownership Program. (c) Finally, the Homeownership Office has implemented an education and motivational program so that public housing residents are able to complete the process to acquire the dwelling units that they currently occupy. The number of units approved for sale is 787 units.

The Community Revitalization Administration executes the PR Department of Housing policy by 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.

### **Residents Organizations**

Up to date, the Organization and Training Bureau of the PRPHA has certified 238 Resident Councils and has continued coordinating the development of 23 additional organizations. In addition, they developed the Regulations for the Management of the Residents Activities Funds, and Regulations to Create, Organize, and Operate the Counseling Board of Residents of the PRPHA.

The resident organizations respond to the needs and interests of the community. In addition, they are aware of the importance to have a representative that acts as a liaison and canalizes their problems and needs at the administrator agent and the PRPHA levels.

The mission of the resident organizations is to provide and coordinate community services to promote and improve economic and social development, self-sufficiency, community participation, among other activities.

### **E. Action to Foster and Maintain Affordable Housing**

In order to promote and preserve affordable housing, the State HOME Program will ensure that HOME rules regarding affordability period will be observed, as stipulated at 24CFR 92.252 (e) for rental housing and 92.254 for homeownership. The assisted properties will remain affordable and available for low-income families. Restrictions to sale during the affordability period will be included in deeds or agreements. Resale provisions will be used to assure that the assisted housing unit remains affordable even if it will be acquired by another family (it must be low-income). Adequate controls are in place to enforce HOME resale or recapture provisions.

The HOME-assisted units must meet the affordability requirements for no less than the applicable period specified in Table "Affordability Restrictions" below, beginning after the project completion. It is also related to the resale of the property. It will be applied depending on the type of project.

The aforementioned affordability period requirements are enforced through a deed restriction and covenant running with the land that would be registered in their home. The time limit for such lien will be determined by the amount of the subsidy granted by the State HOME Program.

**TABLE XXI**  
**AFFORDABILITY RESTRICTIONS**

<b>HOME Funds</b>	<b>Homeownership</b>	<b>Rental</b>
Under \$15,000	5 years	5 years
\$15,000 - \$40,000	10 years	10 years
Over \$40,000	15 years	15 years
Refinancing	Not Applicable	15 years
New Construction	Not Applicable	20 years

A promissory note will be entered as a silent second mortgage due on resale. The note will not diminish in value over the period of affordability. The period of affordability will extend to the terms set in Table, above.

As mentioned before, to reduce costs and foster affordable housing, the State HOME Program will match HOME Program funds for rental projects that are eligible for Low Income Housing Tax Credits (LIHTC). Bonus points will be given to projects located in hard to develop areas, as mention in Table No. XVIII. In addition, matching funds will be allocated for applications for the local investment tax credit, created by Act No. 140 of October 21, 2001, (*Law for Income Tax Credits for the Investment in Housing Construction and Rehabilitation for Rental to Benefit Low and Moderate Income Families*).

In addition, the PRDH will also combine HOME funded projects with Section 8 Project-Based Rental Assistance, and Act No. 173 – Elderly Rental Assistance, created to support and maintain affordable rental projects for low-income families and elderly citizens.

#### **F. Actions to Evaluate and reduce lead-based paint hazards**

##### **CDBG Program**

Title X of the 1992 Housing and Community Development Act established new requirements for Lead-Based Paint Hazard evaluation. 24 CFR Part 35, dated September 15, 1999, describes the requirements for notification, evaluation and reduction of lead based paint hazards in federally owned residential properties, and federal assistance housing. This new requirement applies to the four programs included in the Consolidated Plan, specifically assisted units built before 1978. Specific requirements are state for rehabilitation activities, tenant-based rental assistance, new construction by owners, project-based rental assistance, acquisition of units, and public housing.

An interagency committee has been formed and will continue to evaluate the impact of the new regulations on the assisted activities covered by the Consolidated Plan. This

committee is composed by state personnel from the Office of the Commissioner of Municipal Affairs, Puerto Rico Department of Housing, Puerto Rico Family Department, Puerto Rico Department of Health and representatives of local governments. This committee will identify and municipal representatives define future actions to comply with the Regulations Stated at 24 CFR Part 35.

Under the interagency agreements established with the Housing Bank for Puerto Rico and Section 8 Program of the Puerto Rico Housing Department, these entities must participate actively in educating the public regarding the LBP program, and in providing orientation to owners of priority houses that are targeted for assessment and abatement efforts.

The CDBG will design a Manual of Procedures that will be given to the municipality and will require that all the reconstruction/rehabilitation project comply and certify that they are free of lead based paint. The procedures will be in direct alignment with the PR Public Housing Administration approach.

## **HOME PROGRAM**

The PRDH through the PR Public Housing Administration (PRPHA) has implemented 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 of lead-based paint hazards
- Stabilization, removal and disposal of dangerous material

The State HOME Program will assure that all housing units assisted with HOME funds must comply with the 24 CFR Part 35. The Technical Unit of the HOME Program is responsible for evaluation, visual assessment, HQS inspections and paint testing (when necessary) in order to comply with lead-based paint requirements and other applicable federal environmental laws and regulations.

## **ESG Program**

The Department of Family required the ESG organizations that provide 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 are encouraging the recipients to use ESG funds for testing and for abatement procedures.

### **G. Reduce number of families with low poverty levels**

The Government of Puerto Rico, its departments, agencies, municipalities, and instrumentalities will make every effort to:

- Share the responsibility to promote Puerto Rico
- Create jobs and economic growth
- Design and implement more affordable housing programs
- Offer exemplary health care
- Develop a better educational system
- Generally create an environment, which will allow for the empowerment of those who are economically disadvantaged
- Improve the quality of life of the low-income communities

### **H. Develop institutional structure, and enhance coordination between public and private housing and social service agencies**

The Housing delivery system and its resources are best understood in terms of the institutional structure through which housing programs are implemented. The housing delivery system's success is ultimately measured by whether it produces enough units so that all people actually have safe, decent, and affordable housing. The institutional structure through which housing objectives are to be achieved includes those government agencies accountable for housing and economic development, as well as private industry and not-for-profit organizations. The programs provided by this intricate network are capable of satisfying the needs of the community.

TABLE XXII –

GOVERNMENT COMPONENTS OF THE INSTITUTIONAL STRUCTURE

United States Department of Housing and Urban Development	Addresses the housing problems of low income families and individuals by providing funds for Section 8 rental assistance, seeding local and corporate investment in housing, and housing assistance for homeless, elderly, disabled persons, and persons with HIV/AIDS.
United States Rural Development Administration	Provides funds for rural housing projects Federal National Mortgage Association (FNMA or Fannie Mae) Provide credit to the conventional mortgage market. Federal Home Loan Mortgage Corporation (FHLC or Freddie Mac). Provide credit to the conventional mortgage market.
Federal National Mortgage Association (FNMA or Fannie Mae)	Provide credit to the conventional mortgage market.
Federal Home Loan Mortgage Corporation (FHLC or Freddie Mac)	Provide credit to the conventional mortgage market.
Government National Mortgage Association (GNMA, or Ginnie Mae)	Provides liquidity to the secondary mortgage market, and attracts capital to the residential mortgage markets. Helps increase the supply of affordable housing by guaranteeing securities issued by private lenders backed by pools of residential mortgages insured by the Federal Housing Agency, the Department of Veterans Affairs, and the Rural Housing Service.
Puerto Rico Department of Housing	Provides assistance to private industry and not-for-profit organizations for development and/or rehabilitation projects. Administers the Section 8 rental assistance program.
Puerto Rico Housing Finance Authority	By Law 103 of August 11, 2001, the Puerto Rico Housing Finance Corp., a subsidiary of the Government Development Bank for Puerto Rico, is designated to be the Puerto Rico Housing Finance Authority and the Puerto Rico Housing Bank and Financing Agency is dissolved. In addition, its powers, faculties, allegations and assets are transferred to the Puerto Rico Housing Finance Authority. Provides financing, either directly or through private banking, for the acquisition of housing by persons and/or families of low and moderate income. Facilitates financing for housing development by private developers, and makes economic development loans. Puerto Rico Planning Board Controls or approves land use and zoning.
Puerto Rico Planning Board	Controls or approves land use and zoning.
Puerto Rico Regulations and Permits Administration	Regulates and permits development, and enforces zoning regulations
Puerto Rico Department of Labor	Training and job placement programs to assist low-income unemployed or underemployed persons.
Puerto Rico Government Development Bank	Facilitates financing for housing development by private developers, and makes economic development loans
FEMA	Provides funds for urgent needs.
FTA	Provides funds for transportation and infrastructure.
Economic Development Administration (EDA)	Provides funds oriented to activities which create employment

## **Private Industry**

Since the private sector plays a consequential role in providing affordable housing, the Government of Puerto Rico will continue to encourage public-private partnerships designed to coordinate and leverage the resources required to provide affordable housing.

## **Developer/Builder/Owner Sector**

Develops the private housing stock and supports public and subsidized housing development, for households with moderate, middle and high income, housing is delivered only by the private sector.

## **Financing Sector**

Provide the primary financing source of housing development and related activities, also conducts community-lending operations in response to the Community Reinvestment Act.

## **Not-for-profit organizations**

There are several not-for-profit organizations that provide a variety of services regarding housing, as well as social support services to persons/families with special needs and low or no-income persons.

Various institutions and not-for-profit organizations have developed considerable expertise in the housing field. Nevertheless, the development of tight coordination and cooperation between local governments and these organizations is obviously necessary for a successful development and the management of affordable housing projects.

## **I. Public Housing Needs**

The PR Department of Housing through the PR Public Housing Administration and its programs encourage, facilitate, and support residents to develop their capacities and potential in order to improve their quality of life.

## **Homeownership**

Currently, the Property Acquisition and Sales Bureau of the PRPHA is administrating the sales activities of public housing units among the residents. The main purpose of the Bureau is to advice, motivate, and make possible that public housing residents acquire their own home.

The table below presents the homebuyer programs of the PRPHA and the status as of November 30, 2004 of the sale process.

TABLE XXI

## PRPHA HOMEBUYER PROGRAMS

Homebuyer Program	Units	
	Sold	Pending
<i>Future Housing Opportunity (Turnkey III-HUD):</i> During the period of rental, the family is compensated by crediting the rental payments to the "mortgage", based on their income.	1,357	82
<i>Section 5(h) Homeownership Program-HUD:</i> This program provides PHAs the authority to sell selected public housing units. The resident has the opportunity to purchase the unit with a discount (less than the market value).	2,092	199
<i>Law 131 of July 1<sup>st</sup>, 1975:</i> Provides public housing eligible residents the opportunity to become homeowners for only \$1.00.	2,381	20
<b>Total</b>	<b>5,830</b>	<b>301</b>

The Property Acquisition and Sales Bureau of the PRPHA has seven (7) additional proposals approved by HUD, under Section 5(h) Program and expects to initiate the sales on the year 2005.

The Homeownership office has in it's goals (a) the sale of eight (8) communities, that at the present time have approved proposals by the US Department of Housing and Urban Development (HUD) under the Section 5 (H) Homeownership Program. In order to benefit these communities an amendment to the approved plans will considered conforming the approved Section 5(H) proposal to Section 32. (b) Provide opportunities and assistance to municipalities that are interested to participate in the Homeownership Program. (c) Finally, the Homeownership Office has implemented an education and motivational program so that public housing residents are able to complete the process to acquire the dwelling units that they currently occupy. The number of units approved for sale is 787 units.

The Community Revitalization Administration executes the PR Department of Housing policy by 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.

### Residents Organizations

Up to date, the Organization and Training Bureau of the PRPHA has certified 238 Resident Councils and has continued coordinating the development of 23 additional organizations. In addition, they developed the Regulations for the Management of the

Residents Activities Funds, and Regulations to Create, Organize, and Operate the Counseling Board of Residents of the PRPHA.

The resident organizations respond to the needs and interests of the community. In addition, they are aware of the importance to have a representative that acts as a liaison and canalizes their problems and needs at the administrator agent and the PRPHA levels.

The mission of the resident organizations is to provide and coordinate community services to promote and improve economic and social development, self-sufficiency, community participation, among other activities.

#### **J. Affirmative Marketing and Minority Outreach.**

The State HOME Program revised and adopted the Affirmative Fair Housing Plan guidelines for rental Projects Island wide.

The policy of the PR Department of Housing orders to rental and planned development project owners not discriminate against any person on the grounds of race, color, national origin, religion, sex, handicap, or familial status, under any project or activity funded, in whole or in part, with HOME or any other housing funds.

As such, the State HOME Program is committed to take measures to ensure non-discriminatory treatment, outreach, and access to program resources. As part of the federal requirements, all recipients or sub recipients must adopt affirmative marketing procedures for all housing projects with five (5) or more assisted units.

The State HOME Program by applying the fair housing requirements is affirmatively further fair housing by:

- Promoting fair housing choices for all citizens,
- Providing opportunities for housing assistance, for qualified persons regardless of race or color, sex religion, disability, familial status and national origin,
- Promoting housing that is structurally accessible and usable by all persons, including persons with disabilities,
- Fostering compliance with nondiscrimination provisions of the Fair Housing Act and other rules and regulations by providing technical assistance and training to all HOME Program recipients,
- Monitoring housing owners, contractors, developers, and sub recipients to ensure continued compliance with fair housing regulations.

The State HOME Program will require that owners of projects, with a minimum of five (5) units receiving HOME funds assistance must comply with the following requirements:

- The owner must display the Equal Housing Opportunity logo and the fair housing poster in an area visible to the public.
- All sub recipients, developers; owners shall follow procedures and inform the public, potential tenants, homebuyers of Equal Housing Opportunity.
- If HOME assisted units are advertised during the period of affordability, the logo of Equal Housing Opportunity must be in the advertisement as shown in Figure No. V

#### EQUAL HOUSING LOGO



- The owner or sub recipient must demonstrate compliance with Fair Housing requirements and will maintain information of the race, gender, and ethnicity of applicants and participants.
- Applicants for HOME Program funds for the development or rehabilitation of housing units for sale or rent must submit a marketing plan to attract prospective homebuyers or tenants regardless of religion, gender, disability or other characteristic and form HUD 935.2- Affirmative Fair Housing Marketing Plan

#### **K. The Affirmative Marketing Plan should include the following data:**

- Use of minority-owned media as part of the marketing efforts,
- English language other than Spanish should be used where necessary,
- Methods of informing the public and potential beneficiaries about fair housing laws. The advertisement message should be easily understood by target groups in the area, and should not imply restrictions for any specific group,
- Maintenance of records to evidence actions taken to affirmatively market HOME-assisted units and to assess marketing effectiveness, and
- Methods to respond to complaints and remedial steps to resolve situations, among other relevant actions. (HUD-903 Housing Discrimination Complaint).
- The developers, owners or other sub recipients of HOME funds may well use form HUD-903 to file and respond to beneficiaries' housing discrimination complaints.

The following laws and regulations are to be complied with, as a means to achieve fair housing, equal access and equal opportunities:

- Section 504 of the Rehabilitation Act of 1973
- Architectural Barriers Act of 1968
- Section 119 of the Rehabilitation, Comprehensive Services and Developmental Disabilities of 1978
- Americans with Disabilities Act of 1990
- Fair Housing Act
- Davis Bacon and related acts
- Equal Employment Opportunity, Executive Order 11246
- Women's Business Enterprise: Executive Orders 11625, 12432 and 12138
- Section 3 of the Housing and Urban Development Act of 1968

#### **L. Minority/Women's Business Outreach**

##### **CDBG PROGRAM**

The Office of the Commissioner of Municipal Affairs has the responsibility to ensure that non-entitlement municipalities comply with the Civil Rights laws and their policies. Our objective is to ensure an affirmative action plan to protect individuals from discrimination in the areas of housing, employment, business opportunities, and government's benefits. Therefore, OCMA is responsible of monitoring the municipalities to determine their compliance with the laws.

The actions taken by the agency are described as follows:

- Ensuring that municipalities comply with the requirements to communicate and inform the non-employment discrimination act requirements to the population with special needs.
- To ensure that municipalities provide training and employment opportunities to qualified handicapped persons, whenever possible.
- Ensure municipalities take affirmative action to contract and subcontract local businesses.
- Carryout monitoring reviews and evaluations of direct benefit projects at local levels to ensure the participation of minority groups such as: people with disabilities, women heads of households, and elderly persons.
- To ensure that municipalities comply with the dissemination of information and enforcement of the Fair Housing Act requirements from the organizations that deal with financing, renting and sales transactions.

The action undertaken to affirm Fair Housing by the State and municipalities are described as follow:

- Promoting the law by sending the brochure titled "Fair Housing is your Right" to inform home seekers and the general public of nondiscrimination policies.

- Promoting technical assistance of the Fair Housing Law has been continued to municipalities by our Civil Rights Specialist.
- Copy of the Fair Housing Law has been given to the municipalities in order to deal with the rental, selling and financing of housing in their municipalities.
- Several meetings were held to discuss Fair Housing topics and strategies.
- Workshops and state conferences have been provided on a continual base to educate all municipal personnel working directly with Fair Housing Rights.

A review of the Analysis of Impediments to Fair Housing will be conducted with the Consolidated Plan 2005, as require by the regulations.

## **HOME PROGRAM**

The State HOME Program is taking measures to ensure non-discriminatory treatment, outreach and access to program resources. It has developed contracting procedures to guarantee a fair treatment and participation in contract or subcontract processes. This applies to employment and contracting, as well as to marketing and selection of program participants. The PRDH ensures the inclusion of minority and women owned businesses and entities.

The PRDH promotes businesses opportunities to ensure a competitive and objective procedure for contracting by developing informational materials regarding activities and requirements of the program, publishing the requests for proposals and qualifications in a general circulation newspaper, developing an evaluation procedure and designating a proposal evaluation committee that assures objectivity and equal participation in the selection process, among other initiatives.

## **XI. PROGRAM SPECIFIC REQUIREMENTS**

### **CDBG Program**

The state's funds distribution method is explained in this document, under program section. It describes all criteria used to select applications from local governments for funding; including the relative importance of the criteria and its description of how all CDBG resources will be allocated, among all funding categories, the threshold factors and grant size limits.

**HOME Program**

***SPECIFIC HOME REQUIREMENTS Resale Provisions***

Table No. XXII presents the PRDH policy for the implementation of the affordability period for the homebuyer activity, as requested in 24 CFR Part 252.

**TABLE XXIII  
AFFORDABILITY PERIOD**

<b>Amount Disbursed</b>	<b>Term of Affordability</b>
Less than \$15,000	5 years
More than 15,000 and Less than \$40,000	10 years
More than \$40,000	15 years

Resale of the property during the affordability period will trigger repayment of the direct home assistance to the homebuyer. The State HOME Program will require full or partial repayment of funds when resale occurs during the affordability period, if there is, sufficient net proceeds to guarantee the homebuyer investment. The net proceed is the sales price, minus loan repayment and closing costs.

The Table below illustrates the mathematical calculation for the net proceeds.

**TABLE XXIV  
NET PROCEEDS WORKSHEET**

Sale Price	\$ _____
- <i>Mortgage Liquidation</i>	_____
- <i>Closing Costs</i>	_____
Net Proceed	\$ _____

The State HOME Program will also share net proceeds when surpasses State HOME Program and homeowner investment. The homebuyer investment will be repaid before the HOME investment is recaptured.

The table below illustrates the credits granted to the homebuyer from his/her cash contributions.

**TABLE XXV**  
**RETURN ON THE HOMEBUYER INVESTMENT**

Down payment	\$ _____
Closing costs	_____
Amortization on the principal	_____
Home improvements	_____
Cash Investment	\$ _____

After the homebuyer investment is recovered, the State HOME Program will recapture its full investment from the equity surplus.

The next table illustrates the mathematical calculation on the equity surplus.

**TABLE XXVI**  
**EQUITY SURPLUS WORKSHEET**

Net Proceed	\$ _____
- Homebuyer Return	_____
- HOME Investment	_____
Surplus Equity	\$ _____

Three scenarios are possible for the recapture of the HOME investment.

1. When the net proceeds are insufficient to repay any amount of the HOME investment, the State HOME Program will forgive any debt due on the HOME investment to the homebuyer.
2. When the net proceeds are partially sufficient to repay any amount of the HOME investment, the State HOME Program will recapture the portion on the HOME investment from the surplus equity.
3. When the net proceeds are sufficient to repay both, the homebuyer return and the HOME investment, the homebuyer should also reimburse such amount proportional to the years they were affordable, according to Table below.

**TABLE XXVII**  
**SURPLUS RETURN REIMBURSEMENT WORKSHEET**

Num. of Years	Percentage of Proceeds to Reimburse
5 years	100%
10 years	75%
15 years	25%

The sale and mortgage deeds will incorporate restrictions to assure that homebuyers will comply with the affordability period and other HOME Program requirements, such as:

- The property must constitute the principal and sole residence for the homebuyer and cannot be rented or destined for a use other than residential.
- The property could be available to a buyer whose family qualifies as a low-income family and the unit will be its principal residence.
- **It is prohibited to sell, lease, donate or execute a permutation of the property without previous consent of the PRDH. If the beneficiary does not comply with the stipulated requirements, he will be obligated to reimburse the total of HOME funds assigned.**

### C. ESG PROGRAM

The Commonwealth of PR's ESG program will provide funds for the renovation, major rehabilitation or conversion of building to be used as emergency shelters for the homeless; shelter operating expenses such as utilities, rent, equipment, etc.; limited essential services that included medical, social, psychological and nutritional counseling and certain activities to prevent homelessness, in accordance with 24 CFR Part 576.

The process for awarding grants to State recipients and a description of how the State intends to make its allocation available to units of local government and nonprofit organizations is explained under the Program section of this document.

### D. HOPWA PROGRAM

Eligible participants must be HIV/AIDS patients and meet the low-income range of the Metropolitan Statistical (EMSAs) of Puerto Rico median income.

The method for selecting project sponsors is explained under the Program Section of this document.

## VI. MONITORING

### CDBG Program

The Office of the Commissioner for Municipal Affairs has established standards and procedures to monitor activities carried out in furtherance of the Plan, to ensure compliance with laws and regulations of the CDBG Program.

The Office of the Commissioner for Municipal Affairs will use on site monitoring, remote monitoring along with technical assistance on an on going basis focusing on, but not limited to, the following:

- Compliance with contract requirements and deadlines for all guarantees.
- Work progress and completion of projects.
- Compliance with established goals.
- Ways to improve grant administration.

The Office of the Commissioner for Municipal Affairs 2004-2005 Monitoring Plan includes the following:

#### A. Regular Monitoring Review

Open Programs Years Up to present, covering:

- Financial Management
- Project Development/Administration
- Quarterly Fiscal Reports
- Compliance with law and regulations of Acquisition and Relocation, Environmental Review, Labor Standards, Civil Rights, Procurement, Section 504, etc.
- Section 108 Program
- Disaster Recovery Program
- Follow up on corrective Action Plan of special monitoring review

1. The following risk factors will determine the priorities for monitoring:

- Municipalities Applying for Section 108 Loan Guarantee Program
- Close-out programs
- Rate of Expenditure
  
- Use of program income
- Compliance with Single Audits
- Status of the projects
- Disaster Recovery Program
- Municipalities with the Reimbursement of Interest Program (RIP)
- Two years have lapse after the last monitoring interview.

- Follow-up of previous pending findings presented in the last monitory interview.

**TABLE XXVIII - CDBG MONITORING SCHEDULE**

<b>14-03-5</b>	<b>25-04-05</b>	<b>06-06-05</b>	<b>20-07-05</b>	<b>29-08-05</b>	<b>10-10-05</b>
Aguas Buenas	Barceloneta	Adjuntas	Isabela	Aibonito	Ciales
Arroyo	Barranquitas	Ceiba	Juncos	Cabo Rojo	Guayanilla
Florida	Camuy	Culebra	Las Piedras	Corozal	Morovis
Lajas	Gurabo	Dorado	Rincon	Juana Diaz	Naranjito
Maricao	Hatillo	Salinas	Santa Isabel	San Lorenzo	Patillas
Luquillo	Gurabo	Sabana Grande	San Sebastian	Lares	Orocovis
Vega Alta	Loiza	Yabucoa	Utua	Yauco	Villabla
<b>21-11-05</b>	<b>17-01-06</b>	<b>04-03-06</b>	<b>15-06-06</b>		
Anasco	Aguada	Naguabo	Las Marias		
Catano	Canóvanas	Vieques			
Comerio	Coamo				
Hormigueros	Jayuya				
Moca	Maunabo				
Quebradillas	Penuelas				
San Lorenzo	San German				

## 2. Single Audit

The CDBG program staff will strengthen the follow-up of the Corrective Action Plans of the Single Audits submitted by the municipalities of the reports for the period of July 1, 2004 and June 30, 2004 in order to accelerate the compliance with the findings in such reports related to the fiscal operation and programmatic activities. All 78 audits received by the municipalities will be given follow-up.

## 3. Technical Assistance

Technical assistance is designed to offer capacity building to the municipalities for the adequate internal controls to ensure compliance of dates, the periodical reports required by the municipal assembly, regulatory agencies, including federal and state.

This monitoring program is integrated with the Administrative Area (Control of Funds and Finance), Information System (IDIS) and the Area of Federal Program.

## HOME Program

New housing construction for homeowner occupancy covers the biggest share of the commitments made by the State HOME Program. In order to monitor proper project construction management and program requirements, the projects listed below will be monitored as per:

Fair Housing and Equal Opportunity	All projects
Affirmative Marketing	5 or more units
Handicapped Accessibility	All projects
Equal Opportunity Employment	All projects
Section 3 Economic Opportunity	For HOME assistance of \$200,000
Minority/Women Enterprise	All projects
Davis Bacon	12 or more units
Conflict of Interest	All projects
Debarred Contractor	All projects
Environmental Review	All projects
Flood Insurance	If in floodable area
Lead Base Paint	All projects

**TABLE XXIX  
MONITORING SCHEDULE FOR NEW HOUSING CONSTRUCTION  
PROJECT COMPLIANCE**

MUNICIPALITY	PROJECT NAME	HU	STATUS
Arecibo	Buenos Aires	10	0.0%
Ciales	Jardines de Ciales	80	25.3%
Coamo	Apartamentos Umpierre	36	0.0%
Guaynabo	Villa Concepción	36	0.0%
Jayuya	Valle Verde Fase II	18	0.0%
Jayuya	Altos Del Río	60	0.0%
Juncos	La Cima De Juncos	36	23.9%
Lares	Palmas del Sol	201	54.0%
Naguabo	Brisas del Valle (Fase II)	90	98.9%
Naguabo	City Palace	180	0.0%
Patillas	Valles de la Providencia	75	95.0%
Salinas	Paseo Horizonte II	48	80.3%
San Germán	El Pedregal	100	0.0%
Vega Baja	Villas del Naranjal	47	0.0%
Vieques	Cesar "Coca" González	63	0.0%

In addition, eligible costs will be monitor regarding the HOME expenditures through out the development of the project, such as:

1. HARD COSTS: Acquisition of land and existing structures;

1. Site preparation or improvement, including demolition;
2. Securing buildings;
3. Construction materials and labor.
4. SOFT COSTS: Financing fees;
5. Credit reports;
6. Title binders and insurance;
7. Surety fees;
8. Recordation fees, transactions taxes;
9. Legal and accounting fees, including cost certification;
10. Appraisals;
11. Architectural/engineering fees, including specifications and job progress inspections;
12. Environmental investigations;
13. Builders or developers' fees;
14. Affirmative marketing and marketing costs;
15. Homebuyer counseling provided to purchasers of home-assisted housing;
16. Management fees;

Project costs incurred by the PJ that are directly related to a specific project.

CHDO compliance

CHDOs could act as developer carrying out the following activities:

1. Acquisition and/or rehabilitation of rental housing,
2. New construction of rental housing,
3. Acquisition and/or rehabilitation of homebuyer properties,
4. New construction of homebuyer properties, and
5. Direct financial assistance to purchasers of home-assisted housing sponsored or developed by a CHDO with HOME funds.

The CHDO role as a developer should be monitor as a developer of rental or new housing construction and a rental administrator if turn to manage its own rental project.

Either of these two options taken, the same parameters established above for these activities, should be consider when monitoring CHDO compliance as a developer.

The Table below provides a sample of the CHDOs to be monitor as project developers and other program requirements.

**TABLE XXX**

**MONITORING SCHEDULE FOR CHDO CONSTRUCTION  
ACTIVITY AND PROJECT COMPLIANCE**

<b>Municipality</b>	<b>Project Name</b>	<b>HU</b>	<b>Status</b>
Aguadilla	Portales de Camaseyes (Fase II)	12	51.3%
Las Marias	Apartamentos Miraflores	30	61.0%
Las Marias	Paseo Samaritano	125	67.6%
Maricao	Colinas de Maricao	24	86.3%
Las Marias	Las Piedras Elderly Housing	136	87.6%
Caguas	Hogar La Piedad	26	90.8%
Caguas	Villas del Peregrino II	13	93.4%
Coamo	Estancias de Coamex	18	99.5%

**ESG PROGRAM**

The Puerto Rico Department of Family (DF) has the responsibility of providing any technical assistance required pertaining to the application process. An Information/Guidance/Workshop/Conference takes place at the Department for all applicants. It is responsible for making sure that the ESG recipient compliance with ESG Program statutory and regulatory requirements enhances the management capacity and uses the funds effectively to assist homeless individuals and families. The DF has designed and adopted Monitoring Guidelines. A risk assessment will be conducted for 2005 Monitoring Plan on an on-going basis. The monitoring process to ensure the compliance will be:

- On-site visit as an opportunity both to measure a recipient's performance and to provide technical assistance
- Tracking system of the grant awarded, activities and performance
- Review the use of funds to determine that non-profit agencies conform to the requirement of 24 CFR Part 576 and other federal regulation

The DF completed monitories for the 100% of the organizations that received ESG funds for 2001-2002. The detailed list is enclosed in enclosure 5.

## HOPWA PROGRAM

The Puerto Rico Department of Health will continue to conduct an ongoing process of reviewing and documenting program performance, administrative activities, and expenditures of projects sponsored with HOPWA funds. A risk analysis will be performed first to determine which projects will have a priority to be monitored. The monitoring process will include:

### Administrative Report Activities

- Compliance with the audit
- Compliance with Federal and local laws to operate
- On time monthly statistics
- On time yearly statistics
- On time invoicing

### Contract Compliance and Program Performance

- Revision of the grant's conditions compliance
- Verification of the provision of services contracted
- Hired well-qualified staff requirement
- Provision of appropriate and timely referrals
- Adequate provision of services in a timely manner

### *Providers Progress*

A site visit will consist of the following components:

- Entrance interview
- Individual interviews with administrative and direct service personnel, and clients
- Check compliance with record keeping, nondiscrimination and equal opportunity and confidentiality legal requirements
- Review of clients' records to verify eligibility, and time limits requirements in housing assistance activities
- Exit interview

### *Corrective Action Plan*

A corrective action plan will be worked out with projects sponsored which do not achieve program and fiscal standards stated in the Code of Federal Regulations 24 Part 574 -- Housing Opportunities for Persons with AIDS, the contract signed between the parties, and the HOPWA Program Procedures Manual, developed by the PRDOH Special Projects Office. The ongoing measurement and reporting of results ensuing from a monitoring process is an effective instrument to stimulate continuous quality improvement.

## **A. PERFORMANCE MEASUREMENT**

HUD's CPD-03-09 of September 3, 2003, each CPD Formula program grantee to develop and use state or local performance measurement system. Performance measurement is an organized process 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.

### **CDBG PROGRAM**

As the lead agency OCMA will be implementing a Performance Measurement Systems for Community Planning and Development (CDP) in the following two components:

1. Productivity reflecting the level of efficiency (quantity, quality, and pace) and
2. Program Impact which reflects those activities that obtain desired outcomes in the community and in the lives of persons assisted.

For program year 2005-2006 the State CDBG Program, will allocate funds to 51 non-entitlement municipalities, using a basic allocation and a competitive method.

Consistent with the overall goals, funds will be available to assist eligible applicants in carrying out Community Development (Infrastructure, Public Facilities, Economic Development, Housing activities and Public Services) that will benefit mostly low-income persons.

The State CDBG program objectives are:

1. Support and encourage viable strategies to expand housing as well as economic opportunities for low and moderate income persons.
2. Assist units of the local government and their communities in the development and implementation of plans and strategies to address the priority needs of low and moderate income persons.
3. Coordinate and encourage, on an on going basis, the relationship between all the parties involved in the need/problem solving within our communities.
4. Assist communities in administering community development initiatives, in order to achieve goals in a timely fashion.

In developing the performance measurement OCMA will implement a "Program Outcome Model" as recommended for the CPD formula block grant which demonstrates the relationship between goals, inputs, activities, outputs, and outcomes as follows:

## Performance Measurements

- Revise and update the CDBG annual fund distribution in accordance with the 5 year Consolidated Plan or amendments approved.
- Allocate approximately \$1,000,000.00 for each non-entitlement municipality to carry-out activities related to community development, economic development, housing and public services.
- Approval of at least 95% of all proposals and projects under the category of competitive fund by providing technical assistance upon municipal request.
- Allocate priority to funding service and housing for the homelessness.
- All 51 non-entitlements will submit by 2007 their plans for eliminating homelessness.
- At least 75% of the 51 non-entitlement will have a Division of Homeownership One-Stop Center.
- Increase Homeownership to at least 150 low and moderate income families.
- Participate in the Commission of Reducing of Homeless.
- The Office of OCAM will offer assistance and monitoring to the municipalities in implementing their homeless plan.

Performance measurement will determine how CDBG funds:

- Benefit low and moderate income persons (Public Service, Community Development)
- New and retained jobs. (Economic Development)
- Increment affordable housing. (Housing)
- Increase economic development in the 51 non-entitlement municipalities.

## HOME PROGRAM

By PY 2005, HUD anticipates that grantees will have implemented some form of performance measurement system, to reflect a way to gauge what constitutes success in each grantee's jurisdiction. States may decide whether to require performance measures from local grantees and how to collect such information.

Notice CPD – 03-09 titled “Development of State and Local Performance Measurement Systems for Community Planning and Development (CPD) Formula Grant Programs” issued in September 3, 2003, establish that “Performance measurement is simply an organized process 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. There are two critical components of performance measurement: (1) productivity and (2) program impact. In housing and community development agencies, productivity reflects the level of efficiency (quantity, quality, and pace) with which a grantee undertakes its activities. Program impact, on the other hand, reflects the extent to

which those activities yield the desired outcomes in the community or in the lives of persons assisted.”

In order to build the Performance Measurement Systems Components, the PRHD will adopt the “*Program Outcome Model*,” presented in Appendix A of CPD Notice 03-09 which demonstrates the relationship between goals, inputs, activities, outputs, and outcomes. In terms of accountability, these concepts applied to the housing strategy are defined as follow.

- Goals are the proposed solutions to the housing problems or needs identified by PRDH during the consolidated planning process. These goals are objective oriented.
- Inputs include resources dedicated to or consumed by the housing program such as money, staff, equipment, and supplies.
- Activities are what the program does with inputs to fulfill its mission. Activities include the strategies, techniques, and types of treatment that comprise the program’s production process or service methodology.
- Outputs are the direct products of a program’s activities. They are usually measured in terms of the volume of work accomplished, such as number of low-income households served, number of loan applications processed, number of units constructed or rehabilitated.
- Outcomes are benefits that result from a program. Outcomes typically relate to a change in conditions, status, attitudes, skills, knowledge, or behavior. Common outcomes could include improved quality of life for program participants, improved quality of local housing stock, or revitalization of a neighborhood.

The objective of this tool is to allow PRDH to monitor not only the inputs and outputs, but to examine also, the relationship between these two variables. It is only through the assessment of inputs relative to outputs that PRDH would know if its HOME program is operating efficiently or if the activities carried out need to be modified. In order to be successful, program outputs should be linked with the measurement of activity outcomes.

The performance measurement system will be reported in the next Annual Performance Report for the HOME Program for PY 2004.

### **Performance Measurements**

- Percent increase in the number of public and private entities collaborating together to attain affordable housing opportunities for low income tenants and homeownership opportunities island wide.
- To increase the percentage homeownership rate in the targeted neighborhoods.
- To increase the appraised value of the home properties as a result of housing rehabilitation.
- To increase the number of unit years of affordability in rental projects based on the investment of HOME dollars.
- To increase the tax base revenue of the rental projects for the municipalities.

- To increase the overall cost-benefit participation of the HOME program in a rate of \$35,000 per unit assisted.

**ESG PROGRAM**

The Department of Families (DF) will evaluate the performance measurements system in use according to the Notice CPD-03-09.

**TABLE XXXI**  
**Emergency Shelter Block Grant Program Monitoring Schedule**  
**2005-2006**

Projects	Month	Projects	Month
11	August 2005	11	February 2006
11	September 2005	11	March 2006
11	October 2005	11	April 2006
11	November 2005	6	May 2006
11	December 2005		

**Performance Measurements**

- Update the ESG distribution plan according to the annual funds of the program.
- Number of grants proposals evaluated and allocated.
- Percent of findings in the monitoring reports
- Percent of new CBO, Faith Base and Municipalities that receive technical assistance.
- Number of training sessions
- Number of participants in the training sessions.
- Number of meetings with the personnel of the Planning Division.
- Number of meetings with CBO, Faith Base and Municipalities, government agencies, universities, health professionals and other individuals that promote this model.
- Number of initiatives identified.

## HOPWA PROGRAM

The Puerto Rico Department of Health (PRDOH) is the agency responsible for defining and implementing AIDS policy in Puerto Rico. The Program "Housing Opportunities for persons with AIDS" (HOPWA); the main objective of the Program during Federal Fiscal year 2005-2006 is to impact (500) participants that will benefit from Housing assistance and support services. This services will be provided by organization been sponsored by HOPWA funds. These services will be presented through mortgage payment, rent payment, day care services, and hospice among others. To accomplish these objectives, these organizations will receive technical assistance and training section upon request.

### Performance Measurements:

## HOUSING

Goal # 1 .Expand housing opportunities and support services for low and very low-income people living with HIV/AIDS (PLWHA) and their families who live outside the San Juan EMSA.

- A request for proposals specifying the need to sponsor new non-profit organizations located outside the San Juan EMSA.
- Funds allocated and a written contract awarded for at least one (1) new non-profit organization located outside the San Juan EMSA during FY 2005 to provide funds for housing assistance and support services to PLWHA.
- A written revised and updated process to allocate funds and award contracts to selected projects sponsored, in accordance with the (5) year and annual Goals of the Consolidated Plan and HOPWA program established priorities.
- A special request for proposals directed to the municipalities located outside the San Juan EMSA that were selected for the pilot project of tenant based rental assistance activities.
- Funds allocated and written contracts awarded to at least two (2) municipalities that will participate in the tenant based rental assistance pilot project during FY 2005.
- Written minutes of the meetings held with non-profit organizations.
- Written collaborative agreements established between non-profit organizations, municipalities and other public and private agencies.
  
- A request for proposals specifying the need to continue sponsoring some essential housing assistance and support services provided by non-profit organizations located within the San Juan EMSA.

Goal # 2. Continue to provide housing opportunities and support services for low and very low-income people living with HIV/AIDS (PLWHA) and their families who live outside and within the San Juan EMSA.

- Funds allocated and a written contract awarded approximately ten (10) non-profit organization located outside and within the San Juan EMSA during FY 2005 to provide funds for essential housing assistance and support services to PLWHA.
- A written revised and updated process to allocate funds and award contracts to selected projects sponsored, in accordance with the (5) year and annual Goals of the Consolidated Plan and HOPWA program established priorities.
- Written minutes of the meetings held with non-profit organizations.
- Written collaborative agreements established between non-profit organizations and municipalities.

Goal # 3. Improve the quality of services provided to PLWHA.

- Complete on site visits technical assistance reports.
- Reports of the review of the HOPWA program goals and objectives for each of the five projects which technical assistance was granted.
- Data formularies and instruments revisited.
- Risk Analysis procedure reviewed.

Goal # 4. Assist non-profit organizations and municipalities to develop performance measurements systems.

- Evidence of technical assistance provided to five (5) projects sponsored.
- Minutes of meetings held with representatives of the (5) projects sponsored.
- A document with a draft of a performance measurement system per each of the (5) projects sponsored.

**B. GOALS/PERFORMANCE  
MEASUREMENTS**

**2005-2006**

CDBG  
HOME  
ESG  
HOPWA

**GOALS - PERFORMANCE MEASUREMENTS  
OFFICE OF THE COMMISSIONER FOR MUNICIPAL AFFAIRS**

**A. CDBG PROGRAM STRATEGIC PLAN 2005-2006**

STRATEGIC GOAL	1 YEAR GOAL	PERFORMANCE MEASUREMENTS
<p>Support and encourage viable strategies to expand housing, as well as economic opportunities for low and moderate income persons</p>	<p>- Update method of distribution in the Annual CDBG Plan in alignment with areas of priorities for competitive funds.</p>	<p>- Revise and update the CDBG annual fund, distribution in accordance with the 5 year Consolidated Plan or amendments approved.</p> <p>- Allocate approximately \$1,000,000.00 for each non-entitlement municipality to carry-out activities related to community development, economic development, housing and public services.</p> <p>- Approval of 95% of all proposals and projects under the category of competitive fund</p> <p>- Increase Homeownership to at least 150 low and moderate income families.</p>

STRATEGIC GOAL	1 YEAR GOAL	PERFORMANCE MEASUREMENTS
<p>Assist units of local government and their communities in the development of plans and strategies to address the priority need of low and moderate income persons and/or homeless population</p>	<p>- Provide training and/or terminal assistance to non-entitlement municipalities and non-profit organization.</p>	<ul style="list-style-type: none"> <li>- Complete on site visits and monitoring system to projects.</li> <li>- Participate in the Commission of Reducing of Homeless</li> <li>- Allocate priority to funding service and housing for the homelessness</li> <li>- All 51 non-entitlements will submit by 2007 their plans for eliminating homelessness.</li> <li>- The office of OCAM will offer assistance and monitoring to the municipalities in implementing their homeless plan</li> </ul>

STRATEGIC GOAL	1 YEAR GOAL	PERFORMANCE MEASUREMENTS
Assist municipalities in administering their community development activities, in order to achieve goals in a timely fashion	Coordinate and encourage on an ongoing basis the relationship between all the parties involved in the need/problem solving within our communities	Increase at least 50% of the actual rate of expenditure of funds.

**B. HOME PROGRAM STRATEGIC PLAN**

STRATEGIC GOAL	1 YEAR GOAL	PERFORMANCE MEASUREMENTS
To strengthen public-private partnerships.	To execute no less than 5 partnership agreements among public and private organizations including Federal and state agencies, local governments, non-profits organizations including CHDOs, housing developers and financial institutions.	Percent increase in the number of public and private entities collaborating together to attain affordable housing opportunities for low income tenants and homeownership opportunities island wide
To expand the supply of decent, safe, sanitary, and affordable housing, with primary attention for the construction of new homeownership and rental housing, for low-income and very low-income families.	To assist at least 300 new homebuyers through the construction of new affordable housing projects or through the acquisition of existing housing in the market.	To increase the percentage homeownership rate in the targeted neighborhoods.  To increase the appraised value of the home-owned properties as a result of housing rehabilitation
	To assist at least 200 low and very low income tenants through the occupation of new or rehabilitated rental units in order to promote them in a five years term as prospective homeowners.	To increase the number of unit years of affordability in rental projects, based on the investment of HOME dollars.  To increase the tax base revenue of the rental projects for the municipalities.
To establish minimum non-federal matching investments to complement federal funding in the provision of affordable housing.	To assist at least the construction or rehabilitation of 100 rental units using tax credits.  To assist at least 200 new homebuyers matching funds with <i>La Llave Para Tu Hogar</i> and <i>Ley 124</i> .	To increase the overall cost-benefit participation of the HOME program in a rate of \$35,000 per unit assisted.

**C. PUERTO RICO DEPARTMENT OF HEALTH  
HOPWA – Program**

<b>STRATEGIC GOALS</b>	<b>1 YEAR GOALS</b>	<b>PERFORMANCE MEASUREMENTS</b>
<p>1. Expand housing opportunities and support services for low and very low-income people living with HIV/AIDS (PLWHA) and their families who live outside the San Juan EMSA.</p>	<p>1.1.1. Award contracts to at least one (1) new non-profit organization located outside the San Juan EMSA selected after a RFP and evaluation process, with the capability of providing housing related and support services to PLWHA.</p> <p>1.1.1.a. Implement an efficient HOPWA funds allocating process to maximize the utilization of existent resources.</p> <p>1.1.1.b. Establish clear selection criteria to guarantee that projects sponsored provide services as stated in contracts that will be granted.</p> <p>1.1.1.c. Implement a quick and efficient fund distribution process to hasten contract awards of non-profit organizations.</p> <p>1.1.1.d. Implement an efficient monitoring process to improve projects sponsored accountability of the awards granted with competitive funds.</p> <p>1.2.1. Initiate a pilot project with municipalities, which have previous experience serving PLWHA to provide tenant-based rental activities with Municipality of San Juan HOPWA program funds.</p> <p>1.2.1.a. Assess the capacity of the</p>	<p>1.1.1.1. A request for proposals specifying the need to sponsor new non-profit organizations located outside the San Juan EMSA.</p> <p>1.1.1.2. Funds allocated and a written contract awarded for at least one (1) new non-profit organization located outside the San Juan EMSA during FY 2005 to provide funds for housing assistance and support services to PLWHA.</p> <p>1.1.1.3. A written revised and updated process to allocate funds and award contracts to selected projects sponsored, in accordance with the (5) year and annual Goals of the Consolidated Plan and HOPWA program established priorities.</p> <p>1.2.1.1. A special request for proposals directed to the municipalities located outside the San Juan EMSA that were selected for the pilot project of tenant based rental assistance activities.</p> <p>1.2.1.2. Funds allocated and written contracts awarded to at least two (2) municipalities that</p>

	<p>PRDOH HOPWA program to sponsor tenant based rental assistance activities.</p> <p>1.2.1.b. Establish contact with at least three (3) municipalities whose tenant based rental projects were formerly sponsored by the Municipality of San Juan HOPWA program.</p> <p>1.2.1.c. Write a special request for proposals to announce the availability of funds to sponsor tenant based rental assistance activities.</p> <p>1.2.1.d. Evaluate submitted written applications and award contracts to approximately two (2) selected proposals.</p> <p>1.3.1. Coordinate meetings with at least one (1) new non-profit organization to convey the need to establish links with municipalities and other public and private agencies in order to enhance housing opportunities for PLWHA.</p> <p>1.3.1.a. Encourage the establishment of written collaborative agreements to formalize the cooperation between the new project sponsored and all related parties.</p>	<p>will participate in the tenant based rental assistance pilot project during FY 2005.</p> <p>1.3.1.1. Written minutes of the meetings held with non-profit organizations.</p> <p>1.3.1.2. Written collaborative agreements established between non-profit organizations, municipalities and other public and private agencies.</p>
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STRATEGIC GOALS	1 YEAR GOALS	PERFORMANCE MEASUREMENTS
<p>2. Continue to provide housing opportunities and support services for low and very low-income people living with HIV/AIDS (PLWHA) and their families who live outside and within the San Juan EMSA.</p>	<p>2.1.1. Award contracts to approximately ten (10) non-profit organization located outside and within the San Juan EMSA selected after a RFP and evaluation process, with the capability of providing housing related and support services to PLWHA</p> <p>2.1.1.a. Implement an efficient HOPWA funds allocating process to maximize the utilization of existent resources.</p> <p>2.1.1.b. Establish clear selection criteria to guarantee that projects sponsored provide services as stated in contracts that will be granted.</p> <p>2.1.1.c. Implement a quick and efficient fund distribution process to hasten contract awards of non-profit organizations.</p> <p>2.1.1.d. Implement an efficient monitoring process to improve projects sponsored accountability of the awards granted with competitive funds.</p> <p>2.2.1. Coordinate meetings with at least two (2) new non-profit organizations to convey the need to establish links with municipalities and other public and private agencies in order to enhance housing opportunities for PLWHA.</p>	<p>2.1.1.1. A request for proposals specifying the need to continue sponsoring some essential housing assistance and support services provided by non-profit organizations located within the San Juan EMSA.</p> <p>2.1.1.2. Funds allocated and a written contract awarded approximately ten (10) non-profit organization located outside and within the San Juan EMSA during FY 2005 to provide funds for essential housing assistance and support services to PLWHA.</p> <p>2.1.1.3. A written revised and updated process to allocate funds and award contracts to selected projects sponsored, in accordance with the (5) year and annual Goals of the Consolidated Plan and HOPWA program established priorities.</p> <p>2.2.1.1. Written minutes of the meetings held with non-profit organizations.</p> <p>2.2.1.2. Written collaborative agreements established between non-profit organizations, municipalities and other public and private agencies.</p>

	2.2.1.a. Encourage the establishment of written collaborative agreements to formalize the cooperation between projects sponsored and all related parties.	
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STRATEGIC GOALS	1 YEAR GOALS	PERFORMANCE MEASUREMENTS
<p>3. Improve the quality of services provided to PLWHA.</p>	<p>3.1.1. Grant technical assistance to at least five non-profit organizations that need to strengthen HOPWA program and fiscal rules and procedures.</p> <p>3.1.1.a. Review HOPWA program goals and objectives for each of the five projects sponsored.</p> <p>3.1.1.b. Revisit appropriate formularies and instruments to measure performance.</p> <p>3.1.1.c. Review risk analysis procedure criteria to determine priorities in the technical assistance process.</p>	<p>3.1.1.1. Complete on site visits technical assistance reports.</p> <p>3.1.1.2. Reports of the review of the HOPWA program goals and objectives for each of the five projects which technical assistance was granted..</p> <p>3.1.1.3. Data formularies and instruments revisited.</p> <p>3.1.1.4. Risk Analysis procedure reviewed.</p>

STRATEGIC GOALS	1 YEAR GOALS	PERFORMANCE MEASUREMENTS
<p>4. Assist non-profit organizations and municipalities to develop performance measurements systems.</p>	<p>4.1.1. Perform continuous technical assistance to five (5) non-profit organizations and municipalities regarding the establishment of a performance measurement system.</p> <p>4.1.1.a. Conduct on-site technical assistance, and provide written educational literature regarding the importance of measuring performance, system components, and measuring outcomes.</p>	<p>4.1.1.1. Evidence of technical assistance provided to five (5) projects sponsored.</p> <p>4.1.1.2. Minutes of meetings held with representatives of the (5) projects sponsored.</p> <p>4.1.1.3. A document with a draft of a performance measurement system per each of the (5) projects sponsored.</p>

**D. Puerto Rico Department of the Family  
Emergency Shelter Grant Program (ESG) Strategic Goals  
Year 2005-2006**

STRATEGIC GOAL	1 YEAR GOAL	PERFORMANCE MEASUREMENTS
<p>Support, promote and strengthen CBO, Faith Base and municipalities that offer services for homeless individuals and families in their mainstream process from homelessness to self-sufficiency and independent living.</p>	<p>Increase the number and quality of emergency shelters, transitional housing facilities and supporting services for the homeless individuals and families.</p> <p>Promote on going assessment and evaluation of services to 50 % of the organizations that receives funds.</p> <p>Provide technical assistance to 100% new CBO, Faith Based and Municipalities and municipalities that receive ESG funds and to 30% of the ones that have received funds in previous years.</p> <p>Coordinate at least three (3) training (successful models and activities, technical assistance and micro-enterprise) for the organizations receiving ESG funds.</p> <p>Collaborate with the Planning Division of the Assistant Secretariat of Planning of the Department of the Family in the development of a Performance Measurement System pilot project.</p>	<p>Update the ESG distribution plan according to the annual funds of the program.</p> <p>Number of grants proposals evaluated and allocated.</p> <p>Percent of findings in the monitoring reports</p> <p>Percent of new CBO, Faith Base and Municipalities that receive technical assistance.</p> <p>Number of training sessions</p> <p>Number of participants in the training sessions.</p> <p>Number of meetings with the</p>



## VII CERTIFICATIONS



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## SPECIFIC CDBG CERTIFICATIONS

The State certifies that:

**Citizen Participation** – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.115 and each unit of general local government that receives assistance from the State is or will be following a detailed citizen participation plan that satisfies the requirements of 24 CFR 570.486.

**Consultation with Local Governments** – It has or will comply with the following:

1. It has consulted with affected units of local government in the non-entitlement area of the State in determining the method of distribution of funding;
2. It engages in or will engage in planning for community development activities;
3. It provides or will provide technical assistance to units of local government in connection with community development programs; and
4. It will not refuse to distribute funds to any unit of general local government on the basis of the particular eligible activity selected by the unit of general local government to meet its community development needs, except that a State is not prevented from establishing priorities in distributing funding on the basis of the activities selected.

**Local Needs Identification** – It will require each unit of general local government to be funded to identify its community development and housing needs, including the needs of low-income and moderate-income families, and the activities to be undertaken to meet these needs.

**Community Development Plan** – Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objectives of Title I of the Housing and Community Development Act of 1974, as amended. (See 24 CFR 570.2 and 24 CFR part 570)

**Use of Funds** – It has complied with the following criteria:

1. **Maximum Feasible Priority** – With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit** – The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2003, 2004, 2005, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments** – The state will require units of general local government that receive CDBG funds to certify to the following:

SPECIFIC CDBG CERTIFICATIONS...

It will not attempt to recover any capital costs of public improvements assisted with CDG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital cost of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvement financed by a source other than CDBG funds.

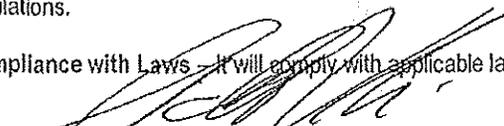
It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force – It will require units of general local government that receive CDBG funds to certify that they have adopted and are enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance with Anti-discrimination laws – The grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Compliance with Laws – It will comply with applicable laws.

  
SIGNATURE/AUTHORIZED OFFICIAL

May 12, 2005  
DATE

Hon. Anibal Acevedo Vilá

NAME

Governor of Puerto Rico

TITLE

La Fortaleza, PO Box 9020082

ADDRESS

San Juan, Puerto Rico 00902-0082

CITY/STATE/ZIP

(787) 721-7000

TELEPHONE NUMBER

SPECIFIC HOME CERTIFICATIONS

The State certifies that:

Tenant Based Rental Assistance - If it intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the State's consolidated plan.

Eligible Activities and Costs - It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in 92.214.

Appropriate Financial Assistance - Before committing any funds to a project, the State or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



SIGNATURE/AUTHORIZED OFFICIAL

May 12, 2005

DATE

Hon. Anibal Acevedo Vilá

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Governor of Puerto Rico

TITLE

La Fortaleza, PO Box 9020082

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San Juan, Puerto Rico 00902-0082

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(787) 721-7000

TELEPHONE NUMBER

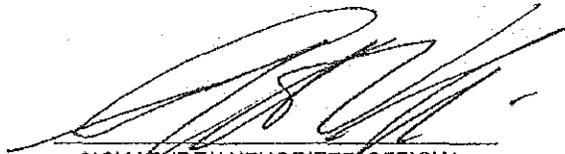
HOPWA CERTIFICATIONS

The State HOPWA grantee certifies that:

Activities - Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building - Any building or structure assisted under the program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of any building or structure purchased, leased, rehabilitated, renovated, or converted with HOPWA assistance,
2. For at least 3 years in case of assistance involving non-substantial rehabilitation or repair of a building or structure.



SIGNATURE/AUTHORIZED OFFICIAL

May 12, 2005

DATE

Hon. Aníbal Acevedo Vilá

NAME

Governor of Puerto Rico

TITLE

La Fortaleza, PO Box 9020082

ADDRESS

San Juan, Puerto Rico 00902-0082

CITY/STATE/ZIP

(787) 721-7000

TELEPHONE NUMBER

## ESG Certifications

The Emergency Shelter Grantee certifies that:

1. The requirements of 24 CFR 576.21(a)(4) which provide that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services meet the following standards: (A) that the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) that the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) that there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time, and (D) that the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
2. The requirements of 24 CFR 576.25(b)(2) concerning the submission by nonprofit organizations applying for funding of a certification of approval of the proposed project(s) from the unit of local government in which the proposed project is located.
3. The requirements of 24 CFR 576.53 concerning the continued use of buildings for which Emergency Shelter Grant funds are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services, concerning the population to be served.
4. The building standards requirement of 24 CFR 576.55.
5. The requirements of 24 CFR 576.56, concerning assistance to the homeless.
6. The requirements of 24 CFR 576.57, other appropriate provisions of 24 CFR Part 576, and other applicable Federal law concerning nondiscrimination and equal opportunity.
7. The requirements of 24 CFR 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
8. The requirements of 24 CFR 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
9. The requirements of 24 CFR 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the Emergency Shelter Grants Program and that the address or location of any family violence shelter project assisted with ESG funds will not be made public, except with written authorization of the person or persons responsible for the operation of the shelter.
10. The requirement of that recipients involve, to the maximum extent practicable, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 CFR 576.56(b)(2).
11. The new requirement of the McKinney Act (42 USC 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that

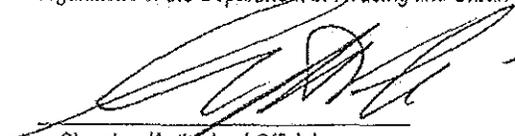
State and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of State and local resources.

I certify that the State will comply with the requirements of 24 CFR Part 24 concerning the Drug Free Workplace Act of 1988.

I certify that the State will comply with the provisions of, and regulations and procedures applicable under 24 CFR 576.57 (e) with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 CFR Part 58 as applicable to activities of nonprofit organizations funded directly by the State. The state also agrees to assume the Department's responsibility and authority as set forth in 24 CFR 576.57(e) for acting on the environmental certifications and requests for the release of funds submitted to the State by local government recipients.

I certify that the State will ensure the provision of the matching funds required by 24 CFR 576.51 and 42 USC 11375, including a description of the sources and amounts of such supplemental funds, as provided by the State, units of general local government or nonprofit organizations.

I further certify that the submission of a complete and approved Consolidated Plan with its relevant certifications, which is treated as the application for an Emergency Shelter Grant, authorized under State law, and that the State possesses legal authority to fund the carrying out of grant activities by units of general local government and nonprofit organizations in accordance with applicable laws and regulations of the Department of Housing and Urban Development.



Signature/Authorized Official

May 12, 2005

Date

Hon. Aníbal Acevedo Vilá

NAME

Governor of Puerto Rico

TITLE

La Fortaleza, PO Box 9020082

ADDRESS

San Juan, Puerto Rico 00902-0082

CITY/STATE/ZIP

(787) 721-7000

TELEPHONE NUMBER



7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantee's attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled

Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant including:

- I. All "direct charge" employees;
- II. All "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- III. Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g. volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification.

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



Signature/Authorized Official

May 12, 2005

Date

Hon. Aníbal Acevedo Vilá

NAME

Governor of Puerto Rico

TITLE

La Fortaleza, PO Box 9020082

ADDRESS

San Juan, Puerto Rico 00902-0082

CITY/STATE/ZIP

(787) 721-7000

TELEPHONE NUMBER

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## STATE CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing**—The State will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the state, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan**—It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace:** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
  2. Establishing an ongoing drug-free awareness program to inform employees about:
    - a. The dangers of drug abuse in the workplace;
    - b. The grantee's policy of maintaining a drug-free workplace;
    - c. Any available drug counseling, rehabilitation, and employee assistance programs; and The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
  3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
  4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
    - a. Abide by the terms of the statement; and
    - b. Notify the employer in writing of his or her conviction for violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
  5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number (s) of each affected grant;
  6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4 (b), with respect to any employee who is so convicted:
    - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
-

STATE CERTIFICATIONS...

- b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5, and 6

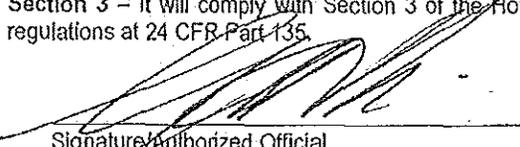
Anti-Lobbying -- To the best of the state's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of State**—The submission of the consolidated plan is authorized under State law and the State possesses the legal authority to carry out the programs, under the consolidated plan for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan**—The housing activities to be undertaken with CDBG, HOME, ESG and HOPWA funds are consistent with the strategic plan.

**Section 3** – It will comply with Section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official

May 12, 2005

Dated

Hon. Aníbal Acevedo Vilá  
NAME

Governor of Puerto Rico  
TITLE

La Fortaleza, PO Box 9020082  
ADDRESS

San Juan, Puerto Rico 00902-0082  
CITY/STATE/ZIP

(787) 721-7000  
TELEPHONE NUMBER



**Funding Matrix**

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

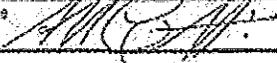
Grant Program*	HUD Share	Applicant Match	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
CDBG State Program	\$3,694,531							
<b>Grand Totals:</b>	<b>\$3,694,531</b>							

\* For FHIPs, show both initiative and component

**Certifications**

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or Member of Congress, an officer or employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub-awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

To the best of my knowledge and belief, all data in this application are true and correct and the certifications made on Assurances and Certifications (HUD form 424-B) attached to this application or currently on file in the Department, are a material representation of the fact upon which reliance shall be placed when this transaction was made and entered into.

23. Authorized Official Signature 	Name (printed) ANGEL M. CASTILLO RODRIGUEZ, ESQ.
Title COMMISSIONER	Date (month/yyyy) May 17, 2006

**Application for  
Federal Assistance**

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2501-0017 (exp. 03/31/2005)

1. Type of Submission <input checked="" type="checkbox"/> Application <input type="checkbox"/> Preapplication		2. Date Submitted May 8, 2005		4. HUD Application Number	
		3. Date and Time Received by HUD		5. Existing Grant Number	
				6. Applicant Identification Number OJNS # 138941841	
7. Applicant's Legal Name Commonwealth of Puerto Rico			8. Organizational Unit Puerto Rico Department of Housing		
9. Address (give city, county, State, and Zip code) A. Address: 808 Barbosa Avenue B. City: San Juan C. County: D. State: Puerto Rico E. Zip Code: 028			10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes) A. Name: Ila Espada-Godts B. Title: HOME Program Acting Director C. Telephone: D. Fax: (787) 763-0003 E. E-mail: lespada2@vivienda.gobierno.pr		
11. Employer Identification Number (EIN) or SSN			12. Type of Applicant (enter appropriate letter in box) <b>A</b> A. State                                    I. University or College B. County                                J. Indian Tribe C. Municipal                            K. Tribally Designated Housing Entity (TDHE) D. Township                            L. Individual E. Interstate                           M. Profit Organization F. Intermunicipal                      N. Non-profit G. Special District                    O. Public Housing Authority H. Independent School District    P. Other (Specify)		
13. Type of Application <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Renewal <input type="checkbox"/> Revision If Revision, enter appropriate letters in boxes: <input type="checkbox"/> <input type="checkbox"/> A. Increase Amount    B. Decrease Amount    C. Increase Duration D. Decrease Duration    E. Other (Specify)			14. Name of Federal Agency U.S. Department of Housing and Urban Development		
15. Catalog of Federal Domestic Assistance (CFDA) Number <b>14 --- 239</b> Title: Component Title:			16. Descriptive Title of Applicant's Program Eligible activities under the HOME Program. Develop and support affordable housing for rental, homeownership, and rehabilitation to benefit low and very-low income families.		
17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.) Entirement and non-entirement municipalities			18a. Proposed Program start date		
			18b. Proposed Program end date		18c. Congressional Districts of Applicant
					18d. Congressional Districts of Program
20. Estimated Funding: Applicant must complete the Funding Matrix on Page 2.					
21. Is Application subject to review by State Executive Order 12372 Process? A. Yes <input type="checkbox"/> This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date _____ B. No <input checked="" type="checkbox"/> Program is not covered by E.O. 12372 <input checked="" type="checkbox"/> Program has not been selected by State for review.					
22. Is the Applicant delinquent on any Federal debt? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If "Yes," explain below or attach an explanation.					

### Funding Matrix

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program*	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
HOME Investment Partnership Program	\$17,815,257								\$17,815,257
<b>Grand Totals</b>	<b>\$17,815,257</b>								<b>\$17,815,257</b>

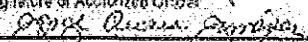
\* For FHIPs, show both Initiative and component.

**Certifications**

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form 111, Disclosure Form to Report Lobbying. I certify if at I shall require all sub awardees at all levels (including sub-grants and contracts) to similarly certify and disclose accordingly.

Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

This application incorporates the Assurances and Certifications (HUD-4245) attached to this application or renewal and incorporates for the funding you are seeking the Assurances and Certifications currently on file with HUD. To the best of my knowledge and belief, all information in this application is true and correct and constitutes material representation of fact upon which HUD may rely in awarding this agreement.

23. Signature of Authorized Official	Name (printed)
	Eng. Jorge Rivera Jimenez
Title	Date (mm/dd/yyyy)
Secretary of the PR Department of Housing	8-May-05

**Application for  
Federal Assistance**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No. 2521-0017 (exp. 03/31/2006)

1. Type of Submission <input checked="" type="checkbox"/> Application <input type="checkbox"/> Preapplication		2. Date Submitted 6-May-05	4. HUD Application Number
		3. Date and Time Received by HUD	5. Existing Grant Number
			6. Applicant Identification Number
7. Applicant's Legal Name Commonwealth of Puerto Rico		8. Organizational Unit Puerto Rico Department of Family	
9. Address (give city, county, State, and zip code) A. Address: PO Box 11388 B. City: San Juan C. County: Puerto Rico D. State: E. Zip Code: 00910-1388		10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes) A. Name: Ileana Sánchez Figueroa Assistant Secretary C. Phone: 787-234-0720 D. Fax: 787-5744 E. E-mail: isanchez@family.prima.gov	
11. Employer Identification Number (EIN) or SSN		12. Type of Applicant (enter appropriate letter in box) <span style="float: right;">A</span> A. State B. County C. Municipality D. Township E. Interstate F. International G. Special District H. Independent School District I. University or College J. Indian Tribe K. TOHE L. Individual M. Profit Organization N. Non-profit O. Public Housing Authority P. Other (Specify)	
13. Type of Application <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Renewal <input type="checkbox"/> Revision If Revision, enter appropriate letters in box(es): A. Increase Amount    B. Decrease Amount    C. Increase Duration D. Decrease Duration    E. Other (Specify)		14. Name of Federal Agency U.S. Department of Housing and Urban Development	
15. Category of Federal Domestic Assistance (CFDA) Number Title: Component Title: 14--- 231		16. Descriptive Title of Applicant's Program Puerto Rico Department of Family Emergency Shelter Grant (ESGP)	
17. Areas affected by Program (cities, counties, States, Indian Reservation, within Puerto Rico)			
18a. Proposed Program start date	18b. Proposed Program end date	19a. Congressional Districts of Applicant	19b. Congressional Districts of Program
20. Estimated Funding: Applicant must complete the Funding Matrix on Page 2.			
21. Is Application subject to review by State Executive Order 12372 Process? A. Yes <input type="checkbox"/> This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date _____ B. No <input checked="" type="checkbox"/> Program is not covered by E.O. 12372 <input type="checkbox"/> Program has not been selected by State for review.			
22. Is the Applicant delinquent on any Federal debt? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If "Yes," explain below or attach an explanation.			

Funding Matrix								
This applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.								
Grant Program*	HUD Share	Applicant Match	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income	Total
Emergency Shelter Grant	3,061,116							
<b>Grand Totals</b>	<b>3,061,116</b>							
* For FIPs, show both initiation and component.								
<p><b>Certifications</b></p> <p>I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the undersigned, in any action for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or Member of Congress, an officer or employee of a Member of Congress, in connection with the awarding of the Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form LIL, Disclosure Form to Report Lobbying. I certify that I shall acquire all sub awards at all cost (including sub-grants and credits) to similarly certify and disclose accordingly.</p> <p>To the best of my knowledge and belief, all data in this application are true and correct and the certifications made on Assurances and Certifications (HUD form 424-B) attached to this application of our funds on file in the Department, are a material representation of the facts upon which reliance shall be placed when the transaction was made and entered into.</p>								
22. Authorized Official Signature				Name (printed): Yolanda Zayas / MSW				
Title Secretary				Date: 10/01/2018				

**Application for  
Federal Assistance**

DUNS NUMBER

105817142

U.S. Department of Housing  
and Urban Development

OYS Approval No. 2501-0017 (rev. 03/12/2005)

1. Type of Submission:

Application  Preapplication

2. Date Submitted 03/22/2005	4. HUD Application Number
3. Date and Time Received by HUD	5. Existing Grant Number
	6. Applicant Identification Number

7. Applicant's Legal Name Commonwealth of Puerto Rico		8. Organizational Unit Puerto Rico Department of Health	
9. Address (give city, county, State, and zip code) A. Address: P.O. Box 70184 B. City: San Juan C. County: D. State: Puerto Rico E. Zip Code: 00936		10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes) A. Name: Hector M. López de Victoria B. Title: Director - Special Projects Office C. Phone: (787) 274-5502 D. Fax: (787) 274-5503 E. E-mail: hlopez@cas.hud.gov.pr	
11. Employer Identification Number (EIN) or SSN		12. Type of Applicant (enter appropriate letter in box) <b>A</b> A. State B. County C. Municipal D. Township E. Interstate F. International G. Special District H. Independent School District I. University or College J. Indian Tribe K. TCHE L. Individual M. Profit Organization N. Non-profit O. Public Housing Authority P. Other (Specify)	
13. Type of Application <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Renewal <input type="checkbox"/> Revision If Revision, enter appropriate letters in boxes: <input type="checkbox"/> <input type="checkbox"/> A. Increase Amount B. Decrease Amount C. Increase Duration D. Decrease Duration E. Other (Specify)		14. Name of Federal Agency U.S. Department of Housing and Urban Development	
15. Catalog of Federal Domestic Assistance (CFDA) Number Title: 14 --- 241 Component Title:		16. Descriptive Title of Applicant's Program Elycia Action of the Puerto Rico Department of Health (OPRWA) Program	
17. Areas affected by Program (Cities, Counties, States, Indian Reservations, etc.)		18a. Proposed Program start date	
		18b. Proposed Program end date	
		18c. Congressional Districts of Applicant	
		18d. Congressional Districts of Program	
20. Estimated Funding: Applicant must complete the Funding Matrix on Page 2.			
21. Is Application subject to review by State Executive Order 12372 Process? A. Yes <input type="checkbox"/> This application/application was made available to the State Executive Order 12372 Process for review on Date _____ B. No <input checked="" type="checkbox"/> Program is not covered by E.O. 12372 <input type="checkbox"/> Program has not been selected by State for review			
22. Is the Applicant delinquent on any Federal debt? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If "Yes," explain below or attach an explanation.			

**Funding Matrix**

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program*	HUD Share	Applicant Match	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income	Total
HOPWA Program	1,838,000							
<b>Grand Totals</b>	<b>1,838,000</b>							

\* For HOPWA, show both Initiative and component.

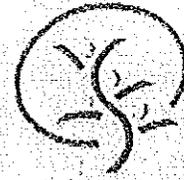
**Certifications:**

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or Member of Congress, an officer or employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall secure all sub-awards of all tiers (including sub-grants and contracts) to fulfill my duty and proceed accordingly.

To the best of my knowledge and belief, all data in this application are true and correct and the certifications made on Assurances and Certifications (HUD form 424-B) attached to this application or currently on file in this Department, are a material representation of the fact upon which reliance shall be placed when this transaction was made and entered into.

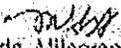
23. Authorized Official Signature <i>Rosa Pérez Perdomo</i>	Name (Printed) Rosa Pérez Perdomo, MD, MPH, PhD
Title Secretary - Puerto Rico Department of Health	Date (mm/dd/yyyy) 8/2/2015

6 de abril de 2008



Instituto Nacional de Salud Pública  
Departamento de Salud

**SECRETARIOS AUXILIARES  
DIRECTORES EJECUTIVOS  
DIRECTORES DE PROGRAMA  
DIRECTORES DE FINANZAS  
Y DIRECTORES DE OFICINA**

  
Lcda. Milagros Díaz Aristud  
Secretaria Auxiliar Interna  
Secretaría Auxiliar de Administración

**FIRMA DE CONTRATOS, ACUERDOS,  
CONVENIOS Y COMPROMISOS DE PAGO**

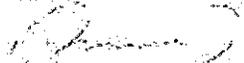
Todo contrato, acuerdo y convenio que conlleve erogación de fondos o el compromiso de asignar algún recurso por parte de la agencia sólo puede ser firmado por la Secretaría de Salud, Dra. Rosa Pérez Perdomo, o su representante autorizado, Dra. Alda González de Gregory, Subsecretaria de Salud.

Igualmente, todo compromiso de pago sólo puede ser firmado por la Secretaría de Salud, o la Subsecretaria de Salud.

Esta administración no avalará ningún contrato, acuerdo, convenio o compromiso de pago que no haya sido previamente firmado por los funcionarios autorizados y que se verifique la disponibilidad de sus fondos con el Sr. José Rodríguez Bon, Garante Fiscal.

Cualquier funcionario que asuma la responsabilidad de representar a la agencia sin estar autorizado, igualmente asumirá la responsabilidad del pago.

NDA/me

  
VOBO. DRA. ROSA PEREZ PERDOMO, MD, MPH, PhD

# EXHIBITS

## EXHIBIT I:

- **Public Notice Advertisement**
- **Informative Circular**
- **Agendas**
- **Attendance Sheets**





Lcdo. Angel M. Castillo Rodríguez  
Comisionado

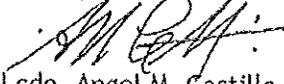
Sra. Maureen Calderón Alera, MPA  
Sub-Comisionada

*"La mano, amigo de los municipios"*

## CIRCULAR INFORMATIVA

2 de febrero de 2005

Alcaldes y Directores de Programas Federales  
Municipios Non-entitlement

  
Lcdo. Angel M. Castillo Rodríguez  
Comisionado

### REUNIONES REGIONALES PLAN CONSOLIDADO 2005-2009 Y PLAN DE ACCION 2005

La Oficina del Comisionado de Asuntos Municipales (OCAM) es la agencia responsable para la prelación en el Plan Consolidado de Vivienda y Desarrollo Comunal 2005 al 2009 y Plan de Acción 2005, en coordinación con otras agencias que administra fondos federales como HOME (Vivienda), ESG (Deambulantes) y HOPWA (Pacientes y familiares HIV/SIDA).

Con el propósito de cumplir con la participación ciudadana en nuestro Plan, ha sido establecido el proceso de consolidación de programas. Esta iniciativa permitirá que tanto los gobiernos estatales como locales, las organizaciones con fines no pecuniarios y empresas privadas formen una asociación con el Departamento Federal de la Vivienda (HUD) para revitalizar las comunidades, ayudar al deambulante, aumentar las oportunidades de vivienda de interés social, promover la creación de empleos y mejorar la calidad de vida en nuestras comunidades.

El Plan Consolidado provee la oportunidad para diseñar un programa estratégico logrando una utilización efectiva de los recursos, evitando duplicidad de esfuerzo y permitiendo el desarrollo integral de actividades que serán de importancia en las comunidades a las cuales servimos.

Por lo cual, durante el mes de febrero estaremos llevando a cabo las reuniones regionales, según pautadas en Aviso Público del 31 de enero de 2005, en el periódico Primera Hora, página 62, en los días, hora y lugar que se describen a continuación:

**ORGANIZACIONES CON Y SIN FINES DE LUCRO**

Empresa Privada: (Incluye Banca, "Realtors", e Instituciones Financieras) y

Municipios:

Día: 8 de febrero de 2005

Hora: 9:00 a.m.

Lugar: Centro de Usos Múltiples, Calle Córdova al lado del Complejo Rafael Monte Félix, Ceiba, PR

Municipios: Aguas Buenas, Ceiba, Comerío, Culebra, Gurabo, Juncos, Las Piedras, Loíza, Luquillo, Maunabo, Naguabo, San Lorenzo, Patillas, Vieques y Yabucoa

Día: 9 de febrero de 2005

Hora: 9:00 a.m.

Lugar: Pichi's Hotel and Convention Center, Carr. #2, Salida 205, Km. 204.6, Bo. Jaguas, Guayanilla, PR

Municipios: Adjuntas, Aguada, Añasco, Arroyo, Coamo, Guayanilla, Guánica, Hormigueros, Jayuya, Lajas, Las Marías, Maricao, Moca, Peñuelas, Rincón, Sabana Grande, Salinas, Santa Isabel y Villalba

Día: 10 de febrero de 2005

Hora: 9:00 a.m.

Lugar: Centro de Convenciones de Cataño, Ave. Las Nereidas al lado del Terminal de Lanchas en Cataño, PR

Municipios: Aibonito, Barceloneta, Barranquitas, Camuy, Cataño, Ciales, Corozal, Dorado, Florida, Hatillo, Lares, Morovis, Naranjito, Orocovis, Quebradillas, Utuado y Vega Alta

Esperamos poder saludarlos personalmente.

Para mayor información o aclarar cualquier duda, favor de comunicarse con el Area de Programas Federales, Sra. Tomasita Rosado Mulero, Comisionada Auxiliar, al teléfono (787) 754-1600, extensión 269 ó 266.



Edificio Angel M. Camacho Rodríguez  
Cuarto 3015  
Sede del Gobierno de Puerto Rico  
San Juan, Puerto Rico

"La unidad es la fuerza de la independencia"

**REUNION REGIONAL  
PLAN CONSOLIDADO 2005-2010 Y PLAN DE ACCION 2005-2006**

**8 DE FEBRERO DE 2005**

**CENTRO USOS MULTIPLES, CALLE CORDOVA  
(AL LADO DEL COMPLEJO RAPAEI MONTE FELIX)  
CEIBA, PR**

**AGENDA**

**REGISTRO**

**INVOCACION**

SR. DANIEL GARCIA GONZALEZ

**BIENVENIDA**

HON. GILBERTO CAMACHO PARRILLA, ALCALDE  
MUNICIPIO DE CEIBA

**PROPOSITO DE LA REUNION**

SRA. TOMASITA ROSADO, COM. AUX. FED.  
OCAM

**PRESENTACION DISERTACION DE:**

- > OCAM : PROGRAMA "CDBG"  
LCDO. ANGEL M. CASTILLO, COMISIONADO,
- > VIVIENDA : PROGRAMA "HOME"  
SRA. LIZ ALICEA
- > FAMILIA : PROGRAMA "ESG"  
SRA. LOURDES COLLAZO
- > SALUD : PROGRAMA "HOPWA"  
SRA. JEANNETTE ARIMONT

**ENTREGA FORMULARIO "INVENTARIO DE NECESIDADES"**

**TURNOS PARA PONENCIAS:**

- > MUNICIPIOS
- > ORGANIZACIONES CON Y SIN FINES DE LUCRO
- > PUBLICO EN GENERAL

**OTROS TEMAS**

- > NOTIFICACION FECHA VISTA PUBLICA
- > OTROS FONDOS DISPONIBLES

**CLAUSURA**

P.O. BOX 70167 San Juan, P. R. 00936 - 8167 Tel: (787) 754-1600 Fax (787) 753-8254



LCDR. Angel M. Castillo Rodríguez  
Comisionado  
Oficina del Comisionado de Municipios, 1004  
San Juan, Puerto Rico

"La esencia de la municipalidad"

**REUNION REGIONAL  
PLAN CONSOLIDADO 2005-2010 Y PLAN DE ACCION 2005-2006**

**9 DE FEBRERO DE 2005**

**PICHI'S CONVENTION CENTER  
CARR. NUM. 2, SALIDA 205, KM. 204.6  
BO. JAGUAS, GUAYANILLA, PR**

**AGENDA**

**REGISTRO**

- INVOCACION** : SR. JUAN A. TORRES TORRES
- BIENVENIDA** : HON. EDGARDO ARLEQUIN VELEZ, ALCALDE  
MUNICIPIO DE GUAYANILLA
- PROPOSITO DE LA REUNION** : SRA. TOMASITA ROSADO, COM. AUX. FED.  
OCAM

**PRESENTACION DISERTACION DE:**

- > OCAM : PROGRAMA "CDBG"  
LCDO. ANGEL M. CASTILLO, COMISIONADO,
- > VIVIENDA : PROGRAMA "HOME"  
SRA. NOEMI CARDONA
- > FAMILIA : PROGRAMA "ESG"  
SRA. OLGA COLOM
- > SALUD : PROGRAMA "HOPWA"  
SRA. JEANNETTE ARIMONT

**ENTREGA FORMULARIO "INVENTARIO DE NECESIDADES"**

**TURNOS PARA PONENCIAS:**

- > MUNICIPIOS
- > ORGANIZACIONES CON Y SIN FINES DE LUCRO
- > PUBLICO EN GENERAL

**OTROS TEMAS**

- > NOTIFICACION FECHA VISTA PUBLICA
- > OTROS FONDOS DISPONIBLES

**CLAUSURA**

---

P O BOX 70167 San Juan, P. R. 00936-8167 Tel: (787) 754-1600 Fax (787) 753-8254



Oficina de Desarrollo Comunitario

Luis Ángel Castillo Rodríguez  
Comisionado  
c/a Avenida Collón, 100, 00901  
San Juan, Puerto Rico

"El estado surge de su municipio"

**REUNION REGIONAL  
PLAN CONSOLIDADO 2005-2010 Y PLAN DE ACCION 2005-2006**

**10 DE FEBRERO DE 2005**

**CENTRO DE CONVENCIONES DE CATAÑO  
AVENIDA LAS NEREIDAS AL LADO TERMINAL DE LANCHAS  
CATAÑO, PR**

**AGENDA**

**REGISTRO**

**INVOCACION** : SRA. IRIS CALDERA

**BIENVENIDA** : HON. WILSON SOYO MOLINA, ALCALDE  
MUNICIPIO DE CATAÑO

**PROPOSITO DE LA REUNION** : SRA. TOMASITA ROSADO, COM. AUX. FED.  
OCAM

**PRESENTACION DISERTACION DE:**

- > OCAM : PROGRAMA "CDBG"  
LCDO. ANGEL M. CASTILLO, COMISIONADO
- > VIVIENDA : PROGRAMA "HOME"  
SRA. NOEMI CARDONA
- > FAMILIA : PROGRAMA "ESG"  
SRA. IVETTE MORALES
- > SALUD : PROGRAMA "HOPWA"  
SRA. JEANNETTE ARIMONT

**ENTREGA FORMULARIO "INVENTARIO DE NECESIDADES"**

**TURNOS PARA PONENCIAS:**

- > MUNICIPIOS
- > ORGANIZACIONES CON Y SIN FINES DE LUCRO
- > PUBLICO EN GENERAL

**OTROS TEMAS**

- > NOTIFICACION FECHA VISTA PUBLICA
- > OTROS FONDOS DISPONIBLES

**CLAUSURA**

---

P O BOX 70167 San Juan, P. R. 00936 - 8167 Tel: (787) 754 - 1000 Fax (787) 753 - 8254

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 MUNICIPIO DE CEIBA  
 8 DE FEBRERO DE 2005  
 CENTRO DE USOS MULTIPLES  
 AL LADO DEL COMPLEJO RAFAEL MONTE FELIX  
 ASISTENCIA DE ALCALDES

	MUNICIPIO	NOMBRE DE ALCALDES	FIRMA
1	AGUAS BUENAS	HON. LUIS ARROYO CHIQUES	
2	CEIBA	HON. GILBERTO CAMACHO PARRILLA	<i>[Handwritten Signature]</i>
3	COMERIO	HON. JOSE A. SANTIAGO RIVERA	
4	CULEBRA	HON. ABRAHAM PEÑA NIEVES	
5	GURABO	HON. VICTOR M. ORTIZ DIAZ	
6	JUNCOS	HON. ALFREDO ALEJANDRO CARRION	
7	LAS PIEDRAS	HON. ITZAMAR PEÑA RAMIREZ	<i>[Handwritten Signature]</i>
8	LOIZA	HON. EDDIE MANSO FUENTES	
9	LUQUILLO	HON. JOSE M. GONZALEZ ORTIZ	
10	MAUNABO	HON. JORGE L. MARQUEZ PEREZ	
11	NAGUABO	HON. WILFREDO ASTACIO SANTIAGO	
12	SAN LORENZO	HON. JOSE R. ROMAN ABREU	
13	PATILLAS	HON. BENJAMIN CINTRON LEBRON	
14	VIEQUES	HON. DAMASO SERRANO LOPEZ	
18	YABUCOA	HON. ANGEL GARCIA DE JESUS	

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 MUNICIPIO DE GUAYANILLA  
 9 DE FEBRERO DE 2005  
 PICH'S HOTEL AND CONVENCION CENTER  
 ASISTENCIA DE ALCALDES

	MUNICIPIO	NOMBRE DE ALCALDES	FIRMA
1	ADJUNTAS	HON. JAIME BARLUCEA MALDONADO	
2	AGUADA	HON. LUIS E. ECHEVARRIA SANTIAGO	
3	AÑASCO	HON. PABLO CRESPO TORRES	
4	ARROYO	HON. BASILIO FIGUEROA DE JESUS	
5	COAMO	HON. JUAN C. GARCIA PADILLA	
6	GUAYANILLA	HON. EDGARDO ARLEQUIN VELEZ	
7	GUANICA	HON. MARTIN VARGAS MORALES	
8	HORMIGUEROS	HON. PEDRO J. GARCIA FIGUEROA	
9	JAYUYA	HON. JORGE L. GONZALEZ OTERO	
10	LAJAS	HON. MARCOS A. IRIZARRY PAGAN	
11	LAS MARIAS	HON. EDWIN SOTO SANTIAGO	<i>Edwin Soto Santiago</i>
12	MARICAO	HON. GILBERTO PEREZ VALENTIN	
13	MOCA	HON. JOSE E. AVILES SANTIAGO	
14	PEÑUELAS	HON. WALTER TORRES MALDONADO	<i>Walter Torres Maldonado</i>
15	RINCON	HON. CARLOS D. LOPEZ BONILLA	<i>C. D. Lopez Bonilla</i>
16	SABANA GRANDE	HON. MIGUEL G. ORTIZ VELEZ	
17	SALINAS	HON. CARLOS J. RODRIGUEZ MATEO	
18	SANTA ISABEL	HON. ENRIQUE QUESTELL ALVARADO	
19	VILLALBA	HON. WALDEMAR RIVERA TORRES	

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 MUNICIPIO DE CATAÑO  
 10 DE FEBRERO DE 2005  
 CENTRO DE CONVENCIONES DE CATAÑO  
 ASISTENCIA DE ALCALDES

	MUNICIPIO	NOMBRE DE ALCALDES	FIRMA
✓	1 AIBONITO	HON. JOSE A. DIAZ ROBLES	
✓	2 BARCELONETA	HON. SOL LUIS FONTANES OLIVO	
✓	3 BARRANQUITAS	HON. FRANCISCO LOPEZ LOPEZ	
✓	4 CAMUY	HON. EDWIN GARCIA FELICIANO	
✓	5 CATAÑO	HON. WILSON SOTO MOLINA	<i>W. Soto Molina</i>
✓	6 CIALES	HON. LUIS R. MALDONADO RODRIGUEZ	
✓	7 COROZAL	HON. ROBERTO HERNANDEZ VELEZ	
✓	8 DORADO	HON. CARLOS A. LOPEZ RIVERA	
✓	9 FLORIDA	HON. JOSE A. PARGAS OJEDA	
✓	10 HATILLO	HON. JOSE A. RODRIGUEZ CRUZ	
✓	11 LARES	HON. ROBERTO PAGAN CENTENO	<i>R. Pagan Centeno</i>
✓	12 MOROVIS	HON. HERIBERTO RODRIGUEZ ADORNO	<i>H. Rodriguez Adorno</i>
✓	13 NARANJITO	HON. MANUEL ORTEGA RODRIGUEZ	<i>M. Ortega Rodriguez</i>
✓	14 OROCOVIS	HON. JESUS E. COLON BERLINGERI	<i>J. Colon Berlingeri</i>
✓	15 QUEBRADILLAS	HON. HERIBERTO VELEZ VELEZ	
✓	16 UTUADO	HON. ALAN J. GONZALEZ CANCEL	
✓	17 VEGA ALTA	HON. ISABELO MOLINA HERNANDEZ	

18. *P. Molina*

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 ADMINISTRACION DE PROGRAMAS FEDERALES  
 MUNICIPIO DE CEIBA  
 8 DE FEBRERO DE 2005  
 CENTRO DE USOS MULTIPLES  
 CALLE CORDOVA AL LADO  
 COMPLEJO RAFAEL MONTE FELIX  
 HOJA DE ASISTENCIA GENERAL

ENTIDAD	NOMBRE	POSICION	FIRMA
Sistema de agua potable	Diana Aracelis	Asistente de oficina	[Firma]
Programa de salud	Brenda L. Plummer	Secretaria	[Firma]
Municipio de Utuado	Fabrizio Martinez	Dir. Programa de Salud	[Firma]
D.C.M.	Rigoberto Rodriguez	Comisionado	[Firma]
Municipio de Ponce	Orlando Cruz	Director Asistente	[Firma]
Municipio de Ponce	Ulises Perez	Coord. Prog. Fed.	[Firma]
Municipio de Ponce	Adrian Garcia	Asistente	[Firma]
Comunidad de Puerto Rico	Jose Maria Lopez	Director Asistente	[Firma]
Municipio de Ponce	Maria del Carmen	Directora Prog. Fed.	[Firma]
C.D.P.C.	Olga I. Pacheco	Directora de Asistencia	[Firma]
Municipio de Ponce	Jose A. de la Cruz	Director Prog. Fed.	[Firma]

BOC1288200500000

HOJA DE ASISTENCIA GENERAL

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 ADMINISTRACION DE PROGRAMAS FEDERALES  
 MUNICIPIO DE CEIBA  
 8 DE FEBRERO DE 2005  
 CENTRO DE USOS MULTIPLES  
 CALLE CORDOVA AL LADO  
 COMPLEJO RAFAEL MONTE FELIX  
 HOJA DE ASISTENCIA GENERAL

ENTIDAD	NOMBRE	POSICION	FIRMA
Municipio de Ponce	Adrian E. Martinez	Director Prog. Fed.	[Firma]
Municipio de Ponce	Yolanda Vega Torres	Directora Prog. Fed.	[Firma]
Municipio de Ponce	Diana Lozada Verza	Dir. Asistencia	[Firma]
Municipio de Ponce	Antonio Roca	Dir. Asistencia	[Firma]
Municipio de Ponce	Luis C. Martinez	Director Prog. Fed.	[Firma]
Municipio de Ponce	Ariadna Morales	Asistente	[Firma]
Municipio de Ponce	Jose E. Camacho	Dir. Asistencia	[Firma]
Municipio de Ponce	Luis C. Camacho	Dir. Asistencia	[Firma]
Municipio de Ponce	Maria Torres	Dir. Asistencia	[Firma]
Municipio de Ponce	Juan Carlos	Asistente	[Firma]
Municipio de Ponce	Oliveros Gil	Asistente	[Firma]

BOC1288200500000

HOJA DE ASISTENCIA GENERAL

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 ADMINISTRACION DE PROGRAMAS FEDERALES  
 MUNICIPIO DE CERBA  
 8 DE FEBRERO DE 2003  
 CENTRO DE USOS MULTIPLES  
 CALLE CORDOVA AL LADO  
 COMPLEJO RAFAEL MONTE FELIX  
 HOJA DE ASISTENCIA GENERAL

ENTIDAD	NOMBRE	POSICION	FIRMA
Municipio de Cerba	Rosmary Pina	Dir. Prog. Federales	[Firma]
Municipio de Cerba	Quenda Pineda	Dir. Asesoría	[Firma]
Municipio de Cerba	Cecilia Pineda	Asesor	[Firma]
Municipio de Cerba	Yveta Torres de León	Directora Program. Federales	[Firma]
Municipio de Cerba	U. S. Aldea Torres	Supervisor	[Firma]
Municipio de Cerba	Armando Torres	Asesor	[Firma]
Municipio de Cerba	Jahira Texidor	Dir. Prog. Fed.	[Firma]
Alta Fidei	Evada Buitre	Representación	[Firma]
El Comit.	Olivia Feliciano	Directora Ej.	[Firma]

177 FEBRUARY 2003

GENERAL ASSISTANCE SHEET

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 ADMINISTRACION DE PROGRAMAS FEDERALES  
 MUNICIPIO DE RIVAYANILLA  
 8 DE FEBRERO DE 2003  
 PICO'S CONVENTION CENTER  
 CARR. NUMERO 2 SALDAZUS  
 KM. 204.8 BO. JAGUAS  
 HOJA DE ASISTENCIA GENERAL

ENTIDAD	NOMBRE	POSICION	FIRMA
Mun. de Rivayánilla	Nelson L. Ramírez	Director de Hacia	[Firma]
Mun. de Rivayánilla	Jacqueline Pontigual	Secretaria	[Firma]
Mun. de Rivayánilla	Isabel Caraballo	Directora CPE	[Firma]
Departamento de Familia	Pilar Trado	Coordinadora de Servicios	[Firma]
Departamento de Familia	Olga C. Padilla	Coord.	[Firma]
Mun. de Rivayánilla	Yveta Torres	Directora Prog. Fed.	[Firma]
Mun. de Rivayánilla	Nelly Larios	Directora Prog. Fed.	[Firma]
Mun. de Rivayánilla	Milagros Vazquez	Oficial Adm. II	[Firma]
Mun. de Rivayánilla	Maribel A. Morales	Dir. Prog. Federales	[Firma]
Mun. de Rivayánilla	Dora Amador	Integrante	[Firma]
Mun. de Rivayánilla	Virginia delia Rivera	Asistente y Secretaria	[Firma]

177 FEBRUARY 2003

GENERAL ASSISTANCE SHEET

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 ADMINISTRACION DE PROGRAMAS FEDERALES  
 MUNICIPIO DE GUAYANILLA  
 9 DE FEBRERO DE 2005  
 PICH'S CONVENTION CENTER  
 CARR. NUMERO 2 SALIDA 205  
 KM. 204.5 BO. JAGUAS  
 HOJA DE ASISTENCIA GENERAL

ENTIDAD	NOMBRE	POSICION	FIRMA
Municipio de Guayama	Paul Antonio Sureda	Director	[Firma]
Municipio de Guayama	Rita M. Rodriguez	Directora	[Firma]
Municipio de Guayama	José Antonio...	Coordinador	[Firma]
Municipio de Guayama	Madeliso Suen	Director	[Firma]
Municipio de Guayama	Manuel...	Director	[Firma]
Municipio de Guayama	José...		[Firma]
Municipio de Guayama	...		[Firma]
Municipio de Guayama	Charibel...	Directora	[Firma]
Municipio de Guayama	...		[Firma]
Municipio de Guayama	...		[Firma]
Municipio de Guayama	...		[Firma]

9 DE FEBRERO DE 2005

HOJA DE ASISTENCIA GENERAL

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 ADMINISTRACION DE PROGRAMAS FEDERALES  
 MUNICIPIO DE GUAYANILLA  
 9 DE FEBRERO DE 2005  
 PICH'S CONVENTION CENTER  
 CARR. NUMERO 2 SALIDA 205  
 KM. 204.5 BO. JAGUAS  
 HOJA DE ASISTENCIA GENERAL

ENTIDAD	NOMBRE	POSICION	FIRMA
Municipio de Guayama	Manly...	Director	[Firma]
Municipio de Guayama	...		[Firma]
Municipio de Guayama	...		[Firma]
Municipio de Guayama	...		[Firma]
Municipio de Guayama	...		[Firma]
Municipio de Guayama	...		[Firma]
Municipio de Guayama	...		[Firma]
Municipio de Guayama	...		[Firma]
Municipio de Guayama	...		[Firma]
Municipio de Guayama	...		[Firma]

9 DE FEBRERO DE 2005

HOJA DE ASISTENCIA GENERAL



ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 ADMINISTRACION DE PROGRAMAS FEDERALES  
 MUNICIPIO DE CATAÑO  
 10 DE FEBRERO DE 2005  
 CENTRO DE CONVENCIONES DE CATAÑO  
 HOJA DE ASISTENCIA GENERAL

ENTIDAD	NOMBRE	POSICION	FIRMA
Mun. Barranquitas	Ara H. Villanueva Ortiz	Directora	[Firma]
Mun. Morovis	Rogelio Montemayor	Mydate Especial	[Firma]
Mun. Morovis	Nicolás R. Santos	Dir. Prog. Fed.	[Firma]
Mun. Morovis	Rubén Rodríguez Pérez	Asistente Especial	[Firma]
Urb. Fontolomir	Yolanda A. Nieves	Dir. Prog. Fed.	[Firma]
Municipio de Salinas	Elizabeth López	Sub-Directora	[Firma]
Municipio de Salinas	Jeanette Amador	Directora	[Firma]
Municipio de Salinas	Esther M. Ruiz	Directora	[Firma]
Mun. Salinas	Maria Teresa	Administradora	[Firma]
Mun. de Salinas	Rosa A. Morales	Asistente Administrativa	[Firma]
Municipio de Salinas	Tina H. De Jesús Rivera	Directora	[Firma]
Municipio de Salinas	Leonor Torres	Coordinadora	[Firma]

10 DE FEBRERO DE 2005

HOJA DE ASISTENCIA GENERAL

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 ADMINISTRACION DE PROGRAMAS FEDERALES  
 MUNICIPIO DE CATAÑO  
 10 DE FEBRERO DE 2005  
 CENTRO DE CONVENCIONES DE CATAÑO  
 HOJA DE ASISTENCIA GENERAL

ENTIDAD	NOMBRE	POSICION	FIRMA
Municipio de Salinas	Charles Marrero	Dir. Prog. Fed.	[Firma]
Municipio de Salinas	Zoraida Prieto	Vice Alcaldesa	[Firma]
Mun. Corral	Juanita Hernández	Dir. Prog. Fed.	[Firma]
Mun. Salinas	Laura Cruz	Dir. Prog. Fed.	[Firma]
Asst. Municipal	Lis. S. Micaela Torres	Asistente Especial	[Firma]
Asst. Municipal	Nancy Caldera Torres	Directora Prog. Fed.	[Firma]
Municipio de Salinas	Ama Z. Rosa Padilla	Subdirectora de Educación	[Firma]
Grupo de Salinas	Norivel Comas	Coord. Prog. Fed.	[Firma]
Mun. de Salinas	Pablo Torres	D. Fed.	[Firma]

10 DE FEBRERO DE 2005

HOJA DE ASISTENCIA GENERAL

**EXHIBIT II**

**Needs Assessment Questionnaire**

ESTADO LIBRE ASOCIADO DE PUERTO RICO



OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES

AREA DE PROGRAMAS FEDERALES  
PLAN CONSOLIDADO DE VIVIENDA Y DESARROLLO COMUNAL 2005 A 2009  
PLAN DE ACCION 2005

FORMULARIO PARA RECOPIACION DE NECESIDADES

1. De existir necesidad de vivienda, ordene las siguientes por prioridad, siendo el número 1 la más alta prioridad. De necesitar más espacio, favor de utilizar papel adicional:

- Nueva construcción de vivienda para alquiler
- Nueva construcción de vivienda para propietarios
- Asistencia para compra de vivienda
- Rehabilitación de vivienda
- Modernización de vivienda pública
- Mejoras eficiencias de energía
- Pintura a base de plomo - peligros
- Otras necesidades de vivienda
- Necesidades de viviendas permanentes para deambulantes
- Necesidades de viviendas permanentes para envejecientes

Incluya cuáles:

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2. De existir necesidad de servicios para deambulantes, ordene las siguientes por prioridad, siendo el número 1 la más alta prioridad:

- Consejería
- Centro de Cuidado Diurno
- Albergue de emergencia
- Albergue transitorio
- Vivienda Permanente

3. Identifique en su comunidad necesidad de facilidades públicas, ordene las siguientes por prioridad, siendo el número 1 la más alta prioridad:

- Centro de envejecientes
- Centro para jóvenes
- Centros comunales
- Centro de cuidado de niños
- Parques y/o facilidades recreativas
- Centros de salud
- Facilidades de estacionamiento
- Otras facilidades públicas

4. De existir la necesidad de mejoras de infraestructura, ordénelas por prioridad, siendo el número 1 la más alta prioridad:

- Mejoras a facilidades desperdicios
- Canalización de ríos y quebradas
- Mejoras al sistema de acueductos
- Mejoras a las calles
- Mejoras a las aceras
- Mejoras al sistema alcantarillado
- Remoción de asbesto
- Otras necesidades para mejorar la infraestructura

5. De existir en su área de servicio necesidad de servicios públicos, ordénelos por prioridad, siendo el número 1 la más alta prioridad:

- Servicios para envejecientes
- Servicios para personas con impedimentos
- Servicios para jóvenes

- Servicios de transportación
- Servicios para adictos
- Adiestramientos para empleos
- Concientizar sobre el problema de la criminalidad
- Orientación sobre vivienda justa
- Orientación para inquilinos y/o propietarios
- Servicios de Cuidado de niños
- Servicios de Salud
- Servicios a Pacientes de Sida
- Otras necesidades de servicios públicos

6. De existir en su área de servicio necesidades de accesibilidad, favor indicar cuáles son por orden de prioridad:

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7. De existir en su área de servicio la necesidad de preservación histórica de vivienda, favor indicar cuáles son por orden de prioridad?

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8. Existe en su área de servicio la necesidad de preservación futura de edificios no residenciales?

SI       No

9. De existir la necesidad de preservación futura de edificios no residenciales, favor indicar cuáles son por orden de prioridad?

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10. Existe en su área de servicio necesidad de desarrollo económico?

SI       No

11. De existir la necesidad de desarrollo económico, ordénelas por prioridad, siendo el número 1 la más alta prioridad?

- Rehabilitación comercial y/o industrial
- Infraestructura de comercio y/o industria
- Adquisición comercial y/o industrial
- Otras mejoras comerciales y/o industriales
- Microempresas
- Otros negocios
- Asistencia técnica
- Otras necesidades de desarrollo económico

12. Existe en su área servicio necesidad de Planificación?

- Sí       No

13. Identifique la necesidad en su Municipio de Planificación?

SI EXISTE ALGUNA OTRA NECESIDAD QUE NO ESTE EN EL FORMULARIO, FAVOR DE INCLUIRLA Y DARLE EL NUMERO DE PRIORIDAD.

NOMBRE DE ORGANIZACIÓN : \_\_\_\_\_

FECHA : \_\_\_\_\_ FIRMA: \_\_\_\_\_

**EXHIBIT III**

- **Notice of Hearings Advertisement**
- **Explanatory Note Advertisement**
- **Memo to all Non-Entitlement Municipalities**

AVISO PUBLICO

ESTADOS UNIDOS MEXICANOS GOBIERNO FEDERAL DE ASISTENCIA MUNICIPAL AVISO PÚBLICO DISPONIBILIDAD DE DOCUMENTOS PLAN CONSOLIDADO 1991 AL 1993 INCLUYENDO EL PLAN DE ACCIONES AÑO 1993 PROPUESTO

El presente Aviso Público tiene por objeto poner a disposición de los interesados los documentos que conforman el Plan Consolidado 1991 al 1993, incluyendo el Plan de Acciones 1993 propuesto. Los documentos se encuentran disponibles en el Centro de Información Municipal de la Secretaría de Desarrollo Urbano y Vivienda, en el domicilio que se indica a continuación.

El presente Aviso Público tiene por objeto poner a disposición de los interesados los documentos que conforman el Plan Consolidado 1991 al 1993, incluyendo el Plan de Acciones 1993 propuesto. Los documentos se encuentran disponibles en el Centro de Información Municipal de la Secretaría de Desarrollo Urbano y Vivienda, en el domicilio que se indica a continuación.

Nota aclaratoria  
 Nota aclaratoria  
 Nota aclaratoria  
**NOTA ACLARATORIA**  
 El presente anuncio de subasta se publicó en la página 31 del Periódico Oficial de la Federación el día 27 de marzo de 2003, en el número 114 del Periódico Oficial de la Federación, en el número 114 del Periódico Oficial de la Federación, en el número 114 del Periódico Oficial de la Federación.  
 Se aclaró con la fecha límite de presentación de ofertas y con la fecha límite de recepción de propuestas.  
 Toda información adicional puede obtenerse en la oficina de la Comisión Federal de Defensa (CFD) en el número 114 del Periódico Oficial de la Federación.  
  
 María del Carmen Rodríguez  
 Comisionada  
 Autorizada por la Comisión Federal de Defensa (CFD) C-03-013

# AVISOS Y SUBASTAS


**Naranjito**  
 AVISOS Y SUBASTAS  
 AVISOS Y SUBASTAS


**Naranjito**  
 AVISOS Y SUBASTAS  
 AVISOS Y SUBASTAS



Lcdo. Ángel M. Castillo Rodríguez  
Comisionado

La mano que guía a los municipios

Sra. Marlene Córdova Abreu, MSJ  
Sra. Comisionada

**CIRCULAR INFORMATIVA**

3 de mayo de 2005

**A TODOS LOS ALCALDES DE LOS  
MUNICIPIOS "NON-ENTITLEMENT"**

  
Lcdo. Ángel M. Castillo Rodríguez  
Comisionado

**REVISIÓN AL PLAN CONSOLIDADO 2005-2010 Y PLAN ANUAL 2005  
DE DESARROLLO Y VIVIENDA COMUNAL**

Reciba un cordial saludo de parte de todo el personal que labora en la Oficina del Comisionado de Asuntos Municipales (OCAM).

Considerando los comentarios recibidos por los municipios al Plan Consolidado y Plan de Acción Propuesto, como parte del proceso de Participación Ciudadana, hemos realizado un cambio en la Categoría de Vivienda.

En todo proyecto de "Rehabilitación Moderada de Viviendas", el municipio podrá utilizar de \$1,000 hasta \$10,000 por unidad a ser rehabilitada. Cada caso será evaluado individualmente de acuerdo a las condiciones en que se encuentre la vivienda afectada. Para este tipo de proyecto deben considerar en el presupuesto, las brigadas de construcción, de ser éste realizado por administración o asegurar que Obras Públicas Municipal puede llevar acabo al mismo. Bajo ninguna circunstancia se permitirá el donativo de materiales.

Esta revisión aplicará en la preparación de las propuestas de fondos CDBG 2005 y al borrador del Plan Consolidado 2005-2010 y Plan Anual 2005 publicado desde el 4 de abril de 2005.

JC/yiso/MENOS

P O BOX 70167 San Juan, P. R. 00936 - 8167 Tel: (787) 754 - 1600 Fax (787) 753 - 8254

**EXHIBIT IV**

- **Public Hearing Agenda**
- **Public Hearing Attendance Sheets**

Edificio Angel M. Cordero Rodríguez  
Carreteras  
San Blas y Calle Cordero, P.O. Box 1834  
San Juan, Puerto Rico



"La unión hace la fuerza"

VISTA PUBLICA  
PLAN CONSOLIDADO 2005-2010 Y PLAN DE ACCION 2005

ADMINISTRACION DE COMPENSACION  
ACCIDENTES DE AUTOMOVILES (ACA)  
AUDITORIO, EDIFICIO ACA, PISO 6

VIERNES, 4 DE MARZO DE 2005 (9:00 A.M.)

AGENDA

- > REGISTRO DE ASISTENCIA Y DEPOSITANTES
- > INVOCACION
- > MENSAJE DE BIENVENIDA
- > PRESENTACION DE ALCALDES E INVITADOS ESPECIALES
- > LECTURA DE NORMAS REGULADORAS DE LA VISTA
- > PRESENTACION DEL COMITÉ INTERAGENCIAL DEL PLAN CONSOLIDADO 2005-2010 Y PLAN DE ACCION 2005
  - Departamento de la Vivienda (Programa HOME)
  - Departamento de la Familia (Programa ESG)
  - Departamento de Salud (Programa HOPWA)
  - Oficina del Continente de Asuntos Municipales (Programa CDBG)
- > CUMPLIMIENTO PARTICIPACION CIUDADANA (LECTURA AVISO VISTA PUBLICA)
- > PRESENTACION DE LA ENMIENDA DEL PLAN DE PARTICIPACION CIUDADANA PARA INCLUIR PROGRAMAS DE DISASTER
- > PRESENTACION DEL PLAN CONSOLIDADO 2005-2010 Y PLAN DE ACCION 2005
- > METODO DE DISTRIBUCION (PLAN DE ACCION 2005)
- > CRITERIOS
- > PRESENTACION DE CADA PROGRAMA
  - "Housing Investment Partnership" (HOME)
  - "Emergency Shelter Grant" (ESG)
  - "Housing Opportunities for Persons with Aids" (HOPWA)
  - "Community Development Block Grants" (CDBG)
  - Programa "Disaster Recovery"
- > ANUNCIOS
  - Disponibilidad del Borrador Plan Consolidado 2005-2010 y Plan de Acción 2005
  - Fecha de entrega Propuestas a OCAM
- > DEPOSITANTES
- > CLAUSURA

P O BOX 70167 San Juan, P. R. 00936 - 8167 Tel: (787) 754 - 1600 Fax (787) 753 - 8254

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 VISTA PUBLICA SOBRE EL PLAN CONSOLIDADO DE VIVIENDA Y  
 DESARROLLO COMUNAL Y PLAN DE ACCION 2005-2010  
 4 DE MARZO DE 2005 (9:00 AM)

ADMINISTRACION DE COMPENSACION ACCIDENTES DE AUTOMOVILES (ACAA)  
 EDIFICIO ACAA, PISO 5, AUDITORIO ARTERIAL HOSTOS ESQ. AVENIDA CHARDON

ASISTENCIA DE ALCALDES

MUNICIPIO	NOMBRE DE ALCALDES	FIRMA
ADJUNTAS	HON. JAIME BARLUCRA MALDONADO	
AGUADA	HON. LUIS E. ECHEVARRIA SANTIAGO	<i>Luis Echevarria</i>
AGUAS BUENAS	HON. LUIS ARROYO CHIGUES	
ANONITO	HON. JOSE A. DIAZ ROBLES	
ANASCO	HON. PABLO CRESPO TORRES	
ARROYO	HON. BASILIO FIGUEROA DE JESUS	<i>Basilio Figueroa</i>
BARCELONETA	HON. BOL LUIS FONTANES OLIVO	<i>Bol Luis Fontanes</i>
BARRANQUITAS	HON. FRANCISCO LOPEZ LOPEZ	
CAMUY	HON. EDWIN GARCIA FELICIANO	<i>Edwin Garcia</i>
CAYARO	HON. WILSON SOTO MOLINA	
CEBA	HON. GILBERTO CALACHO PARELLA	<i>Gilberto Calacho</i>
CULES	HON. LUIS O. MALDONADO RODRIGUEZ	
COMAYO	HON. JUAN C. GARCIA PADILLA	
COVERIO	HON. JOSE A. SANTIAGO RIVERA	
COROZAL	HON. ROBERTO HERNANDEZ VELEZ	
CULEBRA	HON. ABRAHAM PERA NIEVES	
DORADO	HON. CARLOS A. LOPEZ RIVERA	
FLORICA	HON. JOSE A. PAROAS OJEDA	
GUANICA	HON. MARTIN VARGAS MORALES	

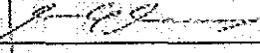
4 DE MARZO DE 2005

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 VISTA PUBLICA SOBRE EL PLAN CONSOLIDADO DE VIVIENDA Y  
 DESARROLLO COMUNAL Y PLAN DE ACCION 2005-2010  
 4 DE MARZO DE 2005 (9:00 AM)  
 ADMINISTRACION DE COMPENSACION ACCIDENTES DE AUTOMOVILES (ACAA)  
 EDIFICIO ACAA, PISO 8, AUDITORIO ARTERIAL HOSTOS ESQ. AVENIDA CHAROON  
**ASISTENCIA DE ALCALDES**

MUNICIPIO	NOMBRE DE ALCALDES	FIRMA
GUAYAMA	HON. EDUARDO ARLEQUIN VELEZ	
GURABO	HON. VICTOR M. ORTIZ DIAZ	
HATILLO	HON. JUAN L. GUEVAS CASTRO	
HORRIQUEROS	HON. PEDRO J. GARCIA FIGUEROA	<i>[Handwritten Signature]</i>
JAYUYA	HON. JORGE L. GONZALEZ OTERO	
JUNCOS	HON. ALFREDO ALEJANDRO GARRIGON	
LAJAS	HON. MARCOS A. IRIZARRY PAGAN	
LARES	HON. ROBERTO PAGAN CENTENO	
LAS MARIAS	HON. EDWIN SOTO SANTIAGO	<i>[Handwritten Signature]</i>
LAS PIEDRAS	HON. ITZAMAR PEÑA RAMIREZ	
LOIZA	HON. EODIZ MANISO FUENTES	
LUQUILLO	HON. JOSE M. GONZALEZ ORTIZ	
MARICAO	HON. GILBERTO PEREZ VALENTIN	
MAUNABO	HON. JORGE L. MARQUEZ PEREZ	
MOCA	HON. JOSE E. AVILES SANTIAGO	
MOYIB	HON. HERIBERTO RODRIGUEZ ACONNO	
NAGUABO	HON. WILFREDO ASTACIO SANTIAGO	
NARANJITO	HON. MANUEL DE JESUS ORTEGA RODRIGUEZ	
OROCOWS	HON. JESUS E. COLON BERLINGERI	<i>[Handwritten Signature]</i>

4 DE MARZO DE 2005

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 VISTA PUBLICA SOBRE EL PLAN CONSOLIDADO DE VIVIENDA Y  
 DESARROLLO COMUNAL Y PLAN DE ACCION 2005-2010  
 4 DE MARZO DE 2005 (9:00 AM)  
 ADMINISTRACION DE COMPENSACION ACCIDENTES DE AUTOMOVILES (ACAA)  
 EDIFICIO ACAA, PISO 6, AUDITORIO ARTERIAL HOSTOS ESG, AVENIDA CHARDON  
**ASISTENCIA DE ALCALDES**

MUNICIPIO	NOMBRE DE ALCALDES	FIRMA
PATILLAS	HON. BENJAMIN CINTRON LEBRON	
PEÑUELAS	HON. WALTER TORRES MALDONADO	
CUEBRADILLAS	HON. HERIBERTO VELEZ VELEZ	
RINCON	HON. CARLOS D. LOPEZ BONILLA	
SABANA GRANDE	HON. MIGUEL G. ORTIZ VELEZ	
SALINAS	HON. CARLOS J. RODRIGUEZ MATEO	
SAN LORENZO	HON. JOSE R. ROIZAN ABREU	
SANTA ISABEL	HON. ENRIQUE QUESTELL ALVARADO	
UTUADO	HON. ALAN J. GONZALEZ CANCEL	
VEGA ALTA	HON. CARLOS M. MERCADO GUTMAN	
VEGUES	HON. DAMASO BERRAHO LOPEZ	
VILLALBA	HON. VALDEMAR RIVERA TORRES	
YABUCCA	HON. ANGEL GARCIA DE JESUS	

4 DE MARZO DE 2005

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 VISTA PUBLICA SOBRE EL PLAN CONSOLIDADO DE VIVIENDA Y  
 DESARROLLO COMUNAL Y PLAN DE ACCION 2005-2010  
 4 DE MARZO DE 2005 (9:00 AM)  
 ADMINISTRACION DE COMPENSACION ACCIDENTES DE AUTOMOVILES (ACAA)  
 EDIFICIO ACAA, PISO 6, AUDITORIO ARTERIAL HOSTOS ESQ. AVENIDA CHARCON  
 REGISTRO DE DEPOSITANTES

	NOMBRE	ORGANIZACION	FIRMA
1	Enrico Maza	Departamento Familia	[Firma]
2	Lina Roldan	Departamento Familia	[Firma]
3	Lina Roldan	Departamento Familia	[Firma]
4	M. de L. Medina	Departamento Familia	[Firma]
5	Alfonso H. H. H.	Departamento Familia	[Firma]
6	Tina Espinoza	Vivianca	[Firma]
7	Julia Garcia	ASRANCER	[Firma]
8	Ans. Garcia	Eden Home	[Firma]
9	Ernest A. A.	Dpt. Salud	[Firma]
10	Edson Garcia	Alcaldia	[Firma]
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REGISTRO DE DEPOSITANTES  
 4 DE MARZO DE 2005



Luis Angel M. Castillo Rodríguez  
Comisionado

Dr. Maricela Ceballos Albi, MD, MPH  
Sub-Comisionada

"En una culpa de los asociados"

PLAN CONSOLIDADO 2005-2010 Y PLAN DE ACCION ANUAL 2005-2006  
VISTA PUBLICA  
4 DE MARZO DE 2005  
ACAA  
INVITADOS ESPECIALES

NOMBRE DEL FUNCIONARIO	AGENCIA QUE REPRESENTA	FIRMA
<i>Antonio Martínez</i>	<i>D.C.M.</i>	<i>[Signature]</i>
<i>Lillia Porell</i>	<i>Indep. de los R.</i>	<i>[Signature]</i>
<i>Diana L. Serrano</i>	<i>Dept. Vivienda</i>	<i>[Signature]</i>
<i>Paco Bortin</i>	<i>Div. de Desempeño</i>	<i>[Signature]</i>
<i>Angela [unclear]</i>	<i>Dept. de Salud</i>	<i>[Signature]</i>
<i>[unclear]</i>	<i>Dept. de Asesoría</i>	<i>[Signature]</i>
<i>[unclear]</i>	<i>HCD</i>	<i>[Signature]</i>
<i>Camille Velez</i>	<i>Dep. de la Familia</i>	<i>[Signature]</i>

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ESTADO LIBRE ASOCIADO DE PUERTO RICO  
OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
AREA DE INICIATIVAS FEDERALES  
AVISO DE VISTA PUBLICA SOBRE EL PLAN CONSOLIDADO DE VIVIENDA  
Y DESARROLLO COMUNITARIO 2005-2010 Y PLAN DE ACCION 2005  
PROPUESTO A SOLICITARSE AL DEPARTAMENTO FEDERAL DE VIVIENDA (FVMD)  
4 DE MARZO DE 2005 (9:00 A.M.)  
LUGAR: ADMINISTRACION DE COMPENSACION ACCIDENTES DE AUTOMOVILES (ACAA)  
EDIFICIO ACAA, PISO 9 AUNTORIO  
ASISTENCIA GENERAL

MUNICIPIO	NOMBRE EN LETRA DE MOLDE	POSICION	FIRMA	TELEFONO
Luz 171	Ortiz Rivera, Norma	Directora	[Firma]	816-6208
Moravia	Herrera de Espinoza, Norma	Directora	[Firma]	854-8214
Mamabon	Torres, Tere	Directora	[Firma]	816-8957
Luquillo	Torres, Tere / APOYADA	Administradora	[Firma]	278-899-0711
San Juan	Morales, Anita	Miembro	[Firma]	389-64-388
San Juan	Sanchez, Rosa	Miembro	[Firma]	782-117-0104
V.S.J.	Morales, Tere	Miembro	[Firma]	278-1131
Florida	Garcia, Socorro	Administradora	[Firma]	822-2221
Arroyo	Morales, Norma	Directora	[Firma]	785-1444
Arroyo	Morales, Norma	Administradora	[Firma]	785-1444
Manzanilla	Sanchez, Rosa	Directora	[Firma]	809-7416

ASISTENCIA GENERAL  
ADMINISTRACION

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FLOREALES  
 AVISO DE VISTA PUBLICA SOBRE EL PLAN CONSOLIDADO DE VIVIENDA  
 Y DESARROLLO COMUNITARIO 2008-2010 Y PLAN DE ACCION 2008  
 PROPUESTO A SOMETERSE AL DEPARTAMENTO FEDERAL DE VIVIENDA (HUD)  
 4 DE MARZO DE 2008 (8:00 A.M.)  
 LUGAR DE ADMINISTRACION DE COMPENSACION ACCIDENTES DE AUTOMOVILES (ACAA)  
 EDIFICIO ACAA, PISO 8 AUDITORIO  
 ASISTENCIA GENERAL

MUNICIPIO	NOMBRE EN LETRA DE MOLDE	POSICION	FIRMA	TELEFONO
Guayama	Blas de Jesus Gonzalez Escobar	Presidente	[Firma]	737-7579
Aguadilla	Victoria Rosa Smith	Directora General	[Firma]	263-6473
Bayamón	Glenn Ortiz Morales	Presidente	[Firma]	787-104732
Morovis	Rogelio Martinez Rodriguez	Asesor General	[Firma]	102-6155
Morovis	Hector R. Santos Rivera	Dir. Ases. Com.	[Firma]	102-6155
San Juan	Jose Linares Pina	Suplen. Pres.	[Firma]	787-475-1000
" "	Rain Vulliamy	Direct. Ases. Com.	[Firma]	787-475-2042
Lajas	Maria Ines Rodriguez	Directora General	[Firma]	777-644-8007
Vega Baja	Ramon Rodriguez	Presidente	[Firma]	787-555-1507
Dorado, Comité	Jose Barrera	Comisionado	[Firma]	987-912-1776
Hato Viejo	Amara Rosales Rodriguez	Directora Ases.	[Firma]	787-320-6272

ASISTENCIA GENERAL  
 4 DE MARZO DE 2008

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 AVISO DE VISTA PUBLICA SOBRE EL PLAN CONSOLIDADO DE VIVIENDA  
 Y DESARROLLO COMUNITARIO 2005-2010 Y PLAN DE ACCION 2005  
 PROPUESTO A SOMETERSE AL DEPARTAMENTO FEDERAL DE VIVIENDA (HUD)  
 4 DE MARZO DE 2005 (9:00 A.M.)  
 LUGAR: ADMINISTRACION DE COMPENSACION ACCIDENTES DE AUTOMOVILES (ACAA)  
 EDIFICIO ACAA, PISO 4 AUDITORIO  
 ASISTENCIA GENERAL

MUNICIPIO	HONORABLES DE MOLOS	POSICION	FIRMA	TELEFONO
Leguella	Constit. C. Rivera	Director	[Firma]	609-4680
San Juan	Nidia Rivera	Consejera	[Firma]	251-6303
San Juan	Valencia P. ...	Asistente	[Firma]	844-4105
San Juan	Emmanuel ...	Asistente	[Firma]	224-7163
Yabucoa	Rosmary Peña	Dir. Prog. ...	[Firma]	
Yabucoa	Gerardo ...	Asistente	[Firma]	893-3200
Villalba	Enid A. ...	Dir. Prog. ...	[Firma]	847-2510
Villalba	Luis R. ...	Dir. Prog. ...	[Firma]	847-1478
Yabucoa	Emmanuel ...	Administrador	[Firma]	844-6220
Yabucoa	Magel ...	Director	[Firma]	788-6224
Yabucoa	Tha M. ...	Director	[Firma]	844-2040

ASISTENTE GENERAL  
 10E 00000572

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 ANEXO DE VISTA PUBLICA SOBRE EL PLAN CONSOLIDADO DE VIVIENDA  
 Y DESARROLLO CULTURAL 2005-2010 Y PLAN DE ACCION 2005  
 PROPUESTO A SOMETERSE AL DEPARTAMENTO FEDERAL DE VIVIENDA (HUD)  
 4 DE MARZO DE 2005 (9:58 A.M.)  
 LUGAR: ADMINISTRACION DE COMPENSACION ACCIDENTES DE AUTOMOVILES (ACAA)  
 EDIFICIO ACAA, PISO 9 AUDITORIO  
 ASISTENCIA GENERAL

MUNICIPIO	NOMBRE EN LETRA DE BOLDO	POSICION	FIRMA	TELEFONO
San Juan	Abel A. Hernandez	Director Ejecutivo	[Firma]	349-0389
Ponce	Antonio Alvarez	Asesor	[Firma]	903-2111
	Guillermo A. Ocasio	Tecnico	[Firma]	787-473-7443
Yabucoa	Santos Lopez	EMF / Asistente Director	[Firma]	787-266-0302
Bayamon	Dora Casapala	Asesor	[Firma]	787-985-3334
San Juan	Renzo Y. Diaz	Asesor	[Firma]	787-775-3009
San Juan	Miguel Gallo	Asesor	[Firma]	787-6608
Rebunillas	Nidia Cruz	Directora Interna	[Firma]	787-515-0830
Culebra	Leonor Alvarez	Directora Interna	[Firma]	787-3521
San Juan	[Firma]	Asistente	[Firma]	787-8452
San Juan	Centro Clinico Puentes	Asistente Ejecutivo	[Firma]	637-5377

ASISTENTE GENERAL  
 TELEFONO

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 AVISO DE VISTA PUBLICA SOBRE EL PLAN CONSOLIDADO DE VIVIENDA  
 Y DESARROLLO COMUNAL 2003-2010 Y PLAN DE ACCION 2003  
 PROPUESTO A SOMETERSE AL DEPARTAMENTO FEDERAL DE VIVIENDA (HUD)  
 4 DE MARZO DE 2003 (9:00 A.M.)  
 LUJAN ADMINISTRACION DE COMPENSACION ACCIDENTES DE AUTOMOVILES (ACAA)  
 EDIFICIO ACAA, PISO 4 AUDITORIO  
 ASISTENCIA GENERAL

MUNICIPIO	NOMBRE EN LETRA DE IMPORTE	POSICION	FIRMA	TELEFONO
Ponce	Bladys M. Mascara	Director Federal	[Firma]	734-8722
San Juan	Yancy Morte	Supervisor PE	[Firma]	734-8722
San Juan	Caroline T. Bado	Cont. Prog. Inf.	[Firma]	734-8722
San Juan	William Garcia	Trimestral	[Firma]	734-8722
San Juan	Miguelina Ortiz Garcia	Of. Adm. TI	[Firma]	876-3100/6710
San Juan	Diana Garcia	Asesor	[Firma]	876-3100/6710
San Juan	Laura M. Ortiz	Analista de Datos	[Firma]	876-3100/6710
San Juan	Joseline Rosario Cortes	Of. de Constitucion	[Firma]	787-274-5551
San Juan	Jose M. Lopez	Asesor	[Firma]	787-807-6711
San Juan	Heather E. Lopez	Analista de Datos	[Firma]	787-807-6710
San Juan	Juan M. Rodriguez	Analista de Datos	[Firma]	787-807-6711

ASISTENCIA GENERAL  
 4 DE MARZO DE 2003

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 AVISO DE VISTA PUBLICA SOBRE EL PLAN CONSOLIDADO DE VIVIENDA  
 Y DESARROLLO COMUNITARIO 2005-2010 Y PLAN DE ACCION 2005  
 PROPUESTO A REMETERSE AL DEPARTAMENTO FEDERAL DE VIVIENDA (HUD)  
 4 DE MARZO DE 2005 (9:00 A.M.)  
 LUGAR: ADMINISTRACION DE COMPENSACION ACCIDENTES DE AUTOMOVILES (AAOA)  
 EDIFICIO A.C.A. PISO 4 AUDITORIO  
 ASISTENCIA GENERAL

INSTITUCION	NOMBRE EN LETRA DE MON DE	POSICION	FIAMA	TELEFONO
Municipio	Elizabeth Hernandez	Dir. Programa Fed.	[Firma]	974-3100
San Sebastian	Edmundo Casin	Director	[Firma]	570-7110
San Juan	Alfonso R. Cardona	Pres. Exekutiva	[Firma]	296-9180
Hogar de la Vejez	[Firma]	Dir. Recursos	[Firma]	878-5166 878-1384
Ateneo	[Firma]	Programa Federal	[Firma]	570-2521
Capres	Richard A. Dreyfus	Experto	[Firma]	759-3010
Revolucion	[Firma]	Director OPE	[Firma]	936-4605
Baldor K.	Jesus Angel Rivera	Director Tech	[Firma]	707-4843
Mesa	Los H. Rosquillo	Asesor	[Firma]	883-4509
Apex Bank	Jose E. Canabete	Dir. Tech Fed	[Firma]	205-7812
San Juan	Luzmila Alvarez	Asesor	[Firma]	282-2012

ASISTENTE GENERAL  
 4 DE MARZO DE 2005

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 AVISO DE VISTA PUBLICA SOBRE EL PLAN CONSOLIDADO DE VIVIENDA  
 Y DESARROLLO COMUNITARIO 2005-2010 Y PLAN DE ACCION 2005  
 PROPUESTO A SOBRETIENSE AL DEPARTAMENTO FEDERAL DE VIVIENDA (RUD)  
 4 DE MARZO DE 2005 (8:00 A.M.)  
 LUGAR ADMINISTRACION DE COMPENSACION ACCIDENTES DE AUTOMOVILES (ACAA)  
 EDIFICIO ACAA, PISO 6 AUDITORIO  
 ASISTENCIA GENERAL

MUNICIPIO	HOMBRE EN LETRA DE MOLDE	POSICION	FIRMA	TELEFONO
Coamo	Rita H. Rodriguez	Dir. Prog. Federal	[Firma]	815-1150
Municipio de Ponce	Rudolf Ramos Diaz	Asesor	[Firma]	782-3216
Ted. Acciones	Ernesto Casadevilla	Director	[Firma]	619-8746
Las Pailas	Norba Vega Torres	Dir. Prog. Fed.	[Firma]	372-0435
Las Piedras	Rafael Fuentes Diaz	Dir. Prog. Fed.	[Firma]	379-6917
Agua Dulce	Luis Gallardo	Dir. Vivienda	[Firma]	205-7807
Caguas	Arcelia Morales	Consultera	[Firma]	789-2908
	Rafael Collazo	Consultor	[Firma]	712-2908
Barranquete	Esther M. Ruiz	Dir. Prog. Fed.	[Firma]	816-5070
Ceiba	Humberto Rosario	Dir. Prog. Federal	[Firma]	843-3220
Caguas	William Mascherano Claudio	Director	[Firma]	746-7316

ACAA CENTRO

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 AVISO DE VISTA PUBLICA SOBRE EL PLAN CONSOLIDADO DE VIVIENDA  
 Y DESARROLLO COMUNITARIO 2005-2010 Y PLAN DE ACCION 2005  
 PROPUESTO A SOLICITARSE AL DEPARTAMENTO FEDERAL DE VIVIENDA (FVU)  
 4 DE MARZO DE 2005 (9:00 A.M.)  
 LUGAR: ADMINISTRACION DE COMPENSACION ACCIDENTES DE AUTOMOVILES (ACAA)  
 EDIFICIO ACAA, PISO 6 AUDITORIO  
 ASISTENCIA GENERAL

MUNICIPIO	NOMBRE EN LETRA DE HOJUE	POSICION	FIRMA	TELEFONO
San Lorenzo	Luce A. Delgado	Dir. Prog. Fed.	<i>[Signature]</i>	736-5053
Manzanilla	Molly Lima	Dir. Prog. Fed.	<i>[Signature]</i>	899-5836
Trujillo	Riquelme Rodriguez	Dir. Prog. Fed.	<i>[Signature]</i>	925-2058
Trabaja	Dino E. Campos	Dir. Prog. Fed.	<i>[Signature]</i>	692-2354
Vieques	Fabrizio Martinez	Dir. Prog. Fed.	<i>[Signature]</i>	741-3182
Las Piedras	Milka M. Mejias	Dir. Prog. Fed.	<i>[Signature]</i>	732-5216
Tunuy	Miguel A. Lopez	Dir. Prog. Fed.	<i>[Signature]</i>	734-5622
Las Flores	Victor Alvarez	Dir. Prog. Fed.	<i>[Signature]</i>	821-2385
Araya	Ena Doreen Gonzalez	Dir. Prog. Fed.	<i>[Signature]</i>	858-4766
Aguada	Vivian Luis Lopez	Dir. Prog. Fed.	<i>[Signature]</i>	268-4766
Llano	Karla Mercedes Jelo	Dir. Prog. Fed.	<i>[Signature]</i>	876-3325

ASISTENCIA GENERAL

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 AVISO DE VISTA PUBLICA SOBRE EL PLAN CONSOLIDADO DE VIVIENDA  
 Y DESARROLLO COMUNAL 2005-2010 Y PLAN DE ACCION 2003  
 PROPUESTO A SOLICITARSE AL DEPARTAMENTO FEDERAL DE VIVIENDA (HUD)  
 4 DE MARZO DE 2003 (9:00 A.M.)  
 LUGAR: ADMINISTRACION DE COMPENSACION ACCIDENTES DE AUTOMOVILES (ACAA)  
 EDIFICIO ACAA, PISO 8 AUDITORIO  
 ASISTENCIA GENERAL

MUNICIPIO	NOMBRE EN LETRA DE MOLDE	POSICION	FIRMA	TELEFONO
Eden, Inc.	Ana Cecilia Morales	Presidenta	[Firma]	302-766-1100
Arroyo	Rosario J. Pimentel	Comisaria	[Firma]	864-8705
Barraconito	Don Waldemar Ortiz	Dir. Prog. Fed.	[Firma]	957-2525
Caguas	Luis V. Calderon	Dir. Prog. Fed.	[Firma]	784-2270
Alfaro	Gregorio Claudio	Dir. Prog. Fed.	[Firma]	630-0278
Bayamon	Alfredo H. Lopez	Asesor. Ejec.	[Firma]	451-8206
San Juan	Jorge L. Davila	Asesor	[Firma]	828-0711
San Juan	Roberto Ruiz Soto	Asesor	[Firma]	828-0900
San Juan	Hector L. Ramirez	Dir. Prog. Fed.	[Firma]	271-6001
Caguas	Luis C. Montoya	Dir. Prog. Fed.	[Firma]	737-1235
San Juan	Manuel Lopez	Asesor	[Firma]	737-1235

ASISTENCIA GENERAL  
 4 DE MARZO DE 2003

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISARIO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 AVISO DE VISTA PUBLICA SOBRE EL PLAN CONSOLIDADO DE VIVIENDA  
 Y DESARROLLO COMUNITARIO 2005-2010 Y PLAN DE ACCION 2005  
 PROPUESTO A SOMETERSE AL DEPARTAMENTO FEDERAL DE VIVIENDA (HUD)  
 4 DE MARZO DE 2005 (9:00 A.M.)  
 LUGAR: ADMINISTRACION DE COMPENSACION ACCIDENTES DE AUTOMOVILES (ACAA)  
 EDIFICIO ACAA, PSU 8 AUDITORIO  
 ASISTENCIA GENERAL

MUNICIPIO	NOMBRE EN LETRA DE MOLE	POSICION	FIRMA	TELEFONO
Lajas	Julia M. Navarro	Asesora	Julia Navarro	899-8181
Asiendeo	Julia M. Garcia	Presidenta	Julia M. Garcia	787-761-0715
Off (Inhabilitado)	Mauricio Rodriguez	Exp. Plan	Mauricio Rodriguez	641-6498
Comerio	Armando Torres	Asesora	Armando Torres	875-5520
Comerio	Gilberto Rodriguez	Dir. Comerio	Gilberto Rodriguez	875-5520
Maguey	Marcial Garcia	Director Local	Marcial Garcia	787-940-136
Maldonado	Luis A. Angles	Asesora	Luis A. Angles	(877) 637-5766
Caridad	Antonio Olan	Asesora de Planificación Social	Antonio Olan	(787) 722-3325
Maguey	Wanda Olan	Director	Wanda Olan	(787) 722-3325
Maguey	Clara Rodriguez	Facilitadora	Clara Rodriguez	787-877-2075
Luis	Mauricio Torres	Dir. Dep. Federal	Mauricio Torres	(877) 877-2075

ASISTENTE GENERAL  
 415-1162112-666

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMANDO EN JEFE DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 AVISO DE VISTA PUBLICA SOBRE EL PLAN CONSOLIDADO DE VIVIENDA  
 Y DESARROLLO COMUNAL 2005-2010 Y PLAN DE ACCION 2005  
 PROPUESTO A SOMETERSE AL DEPARTAMENTO FEDERAL DE VIVIENDA (HUD)  
 4 DE MARZO DE 2005 (9:00 A.M.)  
 LUGAR: ADMINISTRACION DE COMPENSACION ACCIDENTES DE AUTOMOVILES (ACAA)  
 EDIFICIO ACAA, PISO 6 AUDITORIO  
 ASISTENCIA GENERAL

MUNICIPIO	NOMBRE EN LETRA DE HOLOS	POSICION	FIRMA	TELEFONO
MAYAGUEZ	Miguel Sanchez Yacobi	Comunista	Miguel Sanchez Yacobi	859-1591
San Juan	Karen Jones	Directora	Karen Jones	298-0430
San Juan - Higuay	Alba Recarty	Asist. Director	Alba Recarty	805-1141
San Juan	Vivian E. Perez	Asist. Directora	Vivian E. Perez	721-5318

ACAA  
 4 DE MARZO DE 2005

ESTADO LIBRE ASOCIADO DE PUERTO RICO  
 OFICINA DEL COMISIONADO DE ASUNTOS MUNICIPALES  
 AREA DE PROGRAMAS FEDERALES  
 AVISO DE VISTA PUBLICA SOBRE EL PLAN CONSOLIDADO DE VIVIENDA  
 Y DESARROLLO COMUNAL 2005-2010 Y PLAN DE ACCION 2005  
 PROPUESTO A SOMETERSE AL DEPARTAMENTO FEDERAL DE VIVIENDA (HUD)  
 4 DE MARZO DE 2005 (3:00 A.M.)  
 LUGAR: ADMINISTRACION DE COMPENSACION ACCIDENTES DE AUTOMOVILES (ACAA)  
 OFICIO ACAA, PISO 5 AUDITORIO  
 ASISTENCIA GENERAL

MUNICIPIO	NOMBRE EN LETINA DE MOLDE	POSICION	FIRMA	TELEFONO
P.R. P.R.	Josef Colon	Director PE	[Firma]	787-21335
Honolulu	Carolina Hernandez	...	[Firma]	877-969-0210
Aguasco	Isidro Mucell	Dir. Prog. Fed.	[Firma]	787-826-3322
Litao	Olga H. Hebrera	Coal. Social	[Firma]	787-788-5105
San Germain	Luis R. Pedraza	Dir. de Educ.	[Firma]	787-721-3500
Carlos	Luis H. De Tosta Riera	Director Educ.	[Firma]	787-891-1110
Carlos	Carmen J. Rojas Lora	Coal. Profes.	[Firma]	877-1710
San Juan	[Firma]			
Caracas	Juan Torres	Director Prog. Fed.	[Firma]	835-1567
[Firma]	[Firma]			897-6771
Caracas	[Firma]	Director Educ.	[Firma]	834-3060

ASISTENCIA GENERAL  
 407-2971-7000

**EXHIBIT V**

**LETTERS OF COMMENTS**



*Elon Esteban García Feliciano*  
Alcalde

*Estado Libre Asociado de Puerto Rico*  
*Gobierno Municipal de Camuy*

*Col. No. 1-666*

19 de enero de 2005

Ledo. Angel M. Castillo  
Comisionado  
OCAM  
San Juan, Puerto Rico

Estimado Licenciado Castillo:

(Saludos cordiales)

Durante este año será necesario aprobar el Plan Consolidado a 5 años que requiere HUD para la administración de los fondos CDBG, entre otras cosas. En el pasado se ha limitado enormemente el área de acción de los Municipios, en cuanto al tipo de actividad que se puede ejecutar con esos fondos. En muchas ocasiones se sigue repitiendo el tipo de actividad, sin que en ocasiones tengamos una oportunidad real de presentar nuevas alternativas para el uso de los fondos.

En ese ánimo es que le invito a que en esta ocasión el proceso sea uno de más análisis, talleres de discusión, foros, etc. Para eso es necesario que el Plan se nos haga accesible con dos semanas de anticipación al proceso de Vistas Públicas. De esta manera tendremos la oportunidad de evaluar los méritos del mismo y de analizar las actividades propuestas, entre otras cosas.

En espera de su comunicación, quedo de usted,

Atentamente,

Edwin García Feliciano  
Alcalde

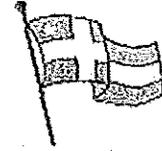
RECIBIDO  
EN  
CAMUY  
19 DE ENERO DE 2005

*APD*  
*3-99*



Hon. Roberto Pagán Centeno  
Alcalde

Estado Libre Asociado de Puerto Rico  
**Municipio Autónomo de Lares**  
P.O. Box 395  
Lares, Puerto Rico 00669



Tel. (787) 897-2300  
Fax. (787) 897-1310

9 de febrero de 2006

Lcdo. Angel M. Castillo  
Comisionado  
OCAM  
División Programas Federales  
Apartado 70167  
San Juan, PR 00936

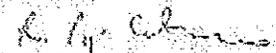
Saludos. Por este medio le estoy indicando nuestros comentarios en relación a la forma de evaluar la distribución de fondos y son los siguientes:

-Que se aumente la cantidad de fondos a las categorías de Servicio Público y Desarrollo Económico.

-Que se designen fechas distintas para la entrega de las propuestas (AB y FC).

Sin otro particular al cual referirme, quedo de usted,

Cordialmente,

  
HON. ROBERTO PAGAN CENTENO  
ALCALDE

RPC/mrc

Callas 5-3-06

RECIBIDO EN LA OFICINA DEL ALCALDE

RECIBIDO EN LA OFICINA DEL ALCALDE

146



Estado Libre Asociado de Puerto Rico  
Municipio de Cotozaco  
Oficina del Alcalde

Hon. Roberto Hernández Velaz  
Alcalde

25 de abril de 2005

Ledo. Angel Castillo Rodriguez  
Comisionado  
Oficina del Comisionado de Asuntos  
Municipales (O.C.A.M.)  
P.O. Box 70167  
San Juan, Puerto Rico 00936-8167

Asunto: Comentarios al Plan de Acción 2005-2006

Estimado Licenciado Castillo:

Según fuera establecido en el procedimiento de Participación Ciudadana con relación al Plan de Acción 2005-2006, quisiera expresar mis comentarios al respecto.

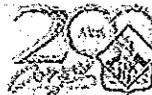
Con relación a los empleos a generarse bajo la categoría de Desarrollo Económico, el Plan de Acción 2005-2006 presenta confusión en las páginas 59 y 59. Solicito muy respetuosamente nos explique detalladamente los requisitos sobre este particular, ya que deseamos someter la propuesta cumpliendo con precisión cada criterio que darán base a su evaluación técnica.

Cordialmente,

Roberto Hernández Velaz

No. 9 Calle Cervantes, Cotozaco, P.R. 00783-1905 / Tels. (787) 859-3050 / (787) 859-2268  
E-MAIL: cotozaco@cequi.net

"Cotozaco brilla en sus 260 años". ¡Se invitamos a brillar con nosotros!





Cable: 786-0100  
Corozal, P.R.

Se: Mañana 10:00 a.m. 2005  
Votación

Elaborado por: [illegible]

5 de mayo de 2005

Hon. Roberto Hernández Vélez  
Alcalde  
9 Calle Cervantes  
Corozal, PR 00783-1903

Estimado señor Alcalde:

**RE: COMENTARIOS PLAN DE ACCION 2005-2006**

Reciba un cordial saludo de parte de todo el personal que labora en la Oficina del Comisionado de Asuntos Municipales (OCAM).

Nos referimos a su comunicación del 25 de abril de 2005, en la que presenta sus comentarios al Plan Propuesto 2005-2006. Específicamente su comentario está relacionada con la confusión de los empleos que han de generarse bajo la Categoría de Desarrollo Económico, páginas 39 y 89, y citamos:

**PAGINA 39:**

"Los proyectos bajo esta categoría deben demostrar que tendrán una oportunidad razonable de éxito, tal como se describe en el proceso de evaluación y selección, deberán tener capacidad de generar ingresos de programas y crear o retener un empleo o dos empleos parciales por cada \$35,000 - de fondos CDBG invertidos. Proyectos que no cumplan con este requisito, no serán elegibles."

**PAGINA 89:**

"La información relacionada a los empleados bajo la Categoría de Desarrollo Económico, comienza en la página 88. La misma indica que los puntos a otorgarse están relacionados a la creación o retención de empleos computados en una base de trabajo a tiempo completo; donde por lo menos el 51% de los empleos deben estar disponibles para las personas de ingresos bajos y moderados que residan en el área del proyecto. El municipio someterá una lista de los empleos a crearse."

Como puede observar, la información antes citada es clara y precisa y entendemos que en ningún momento es confusa.

Hon. Roberto Hernández V  
Acalde-Mun. de Corozal  
5 de mayo de 2005  
Página 2

Na obstante, a pesar de que no habla de la página 88, en la misma se expresa lo siguiente:

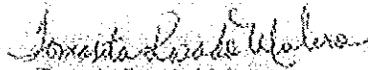
PAGINA 88:

"Por lo menos debe crearse o referirse un empleo permanente o dos empleos  
parciales por cada \$35,000 de fondos CDBCI invertidos."

Hemos incluido las páginas que nos han hecho referencia y sombreando la información antes  
citada, con el propósito de poderles aclarar las dudas presentadas en su comunicación.

Sin embargo, si aún continúan con la confusión, esperamos aclarar sus dudas el próximo 9 de  
mayo, a las 9:00 de la mañana, tal como le expresáramos anteriormente. Debe referirse al  
número de control 5-26.

Cordialmente,



Tomasita Rosado Muñoz  
Comisionada Auxiliar  
Programas Esclerates

TE. COROZAL 26

Anejos

**CONSOLIDATED PLAN  
REGULATORY COMPLIANCE CHECKLIST**

24 CFR Section	Requirement	Compliance		Plan Pages
		No	Yes	
91.300 (B)	<b>GENERAL</b>			
	Description of the lead agency		✓	13
	Description of other agencies, groups and organizations involved in preparation		✓	13
	Description of consultations with social service agencies and other entities		✓	14
	Which provide assisted housing		✓	14
	Which provide health services		✓	13
	Which provide social services		✓	14
	Which provide services to the homeless		✓	13
	Which provide housing and supportive services to special needs populations		✓	14
	Housing Authority		✓	14
	Regarding lead-base paints		✓	14
	Other agencies		✓	14
	Summary of the citizen participation process		✓	15
	Description of the development of the plan		✓	15-20
	Public hearing and comment period requirements		✓	21
	Summary of public comments		✓	19
	Summary of efforts made to broaden public participation, including names of organizations		✓	20-23
91.305	<b>HOUSING AND HOMELESS NEEDS ASSESSMENT</b>			
91.305 (a)	<b>General</b>			
	Estimated housing needs for the period 2005-20010		✓	37-38
	Consultation with social service agencies and other entities in accordance with 24 CFR 91.110		✓	88
	Citizen participation process conducted in accordance with 24 CFR 91.115		✓	88
	Needs of persons with HIV/AIDS and their families in areas outside of eligible metropolitan statistical areas		✓	35
91.305 (b)	<b>Categories of Persons Affected</b>			
91.305 (b)(1)	Definition of "standard condition" and "substandard condition but suitable for rehabilitation"		✓	41
	Estimated number and type of families with housing needs for the 5-year period		✓	44
	Types of housing needs: analysis of		✓	40
	Severe Cost and cost burden			40
	Overcrowding			40
	Substandard			40
91.305 (b)(2)	Discussion of racial and ethnic groups			N/A
91.305 (c)	<b>Homeless Needs</b>			

**CONSOLIDATED PLAN  
REGULATORY COMPLIANCE CHECKLIST**

24 CFR Section	Requirement	Compliance		Plan Pages
		No	Yes	
91.300 (B)	<b>GENERAL</b>			
	Description of the lead agency		✓	13
	Description of other agencies, groups and organizations involved in preparation		✓	13
	Description of consultations with social service agencies and other entities		✓	14
	Which provide assisted housing		✓	14
	Which provide health services		✓	14 - 13
	Which provide social services		✓	14
	Which provide services to the homeless		✓	14 - 13
	Which provide housing and supportive services to special needs populations		✓	14
	Housing Authority		✓	14
	Regarding lead-base paints		✓	14
	Other agencies		✓	14
	Summary of the citizen participation process		✓	15
	Description of the development of the plan		✓	20 - 15-20
	Public hearing and comment period requirements		✓	20-21
	Summary of public comments		✓	19
	Summary of efforts made to broaden public participation, including names of organizations		✓	15-19 - 20-23
91.305	<b>HOUSING AND HOMELESS NEEDS ASSESSMENT</b>			
91.305 (a)	<b>General</b>			
	Estimated housing needs for the period 2005-20010		✓	31 - 37-38
	Consultation with social service agencies and other entities in accordance with 24 CFR 91.110		✓	32 - 88
	Citizen participation process conducted in accordance with 24 CFR 91.115		✓	34 - 88
	Needs of persons with HIV/AIDS and their families in areas outside of eligible metropolitan statistical areas		✓	35
91.305 (b)	<b>Categories of Persons Affected</b>			
91.305 (b)(1)	Definition of "standard condition" and "substandard condition but suitable for rehabilitation"		✓	41
	Estimated number and type of families with housing needs for the 5-year period		✓	44
	Types of housing needs: analysis of		✓	40
	Severe Cost and cost burden			40
	Overcrowding			40
	Substandard			40
91.305 (b)(2)	Discussion of racial and ethnic groups			N/A
91.305 (c)	<b>Homeless Needs</b>			

**CONSOLIDATED PLAN  
REGULATORY COMPLIANCE CHECKLIST**

24 CFR Section	Requirement	Compliance		Plan Pages
		No	Yes	
	Identification of nature and extent of homelessness		✓	46-50
	Homeless individuals		✓	
	Homeless families		✓	
	Homeless sub-populations		✓	
	Characteristics and needs of non-homeless threatened with homelessness		✓	50
	Description by racial and ethnic group		✓	N/A
	Needs for facilities and services for the homeless		✓	
<b>91.305 (d)</b>	<b>Other Special Needs (Non-Homeless)</b>			
91.305 (d)(1)	Estimate of the number of persons requiring supportive housing		✓	51
	Elderly		✓	54
	Frail elderly		✓	
	Persons with disabilities		✓	
	Persons with alcohol or other drug addiction		✓	50
	Public housing residents		✓	
91.305 (d)(2)	Estimate of the number of persons with HIV/AIDS and their families		✓	52
	Characteristics of the HIV/AIDS population and their families		✓	37
91.305 (d)(3)	Estimate of the number of housing units with lead base paint hazards occupied by low/moderate income families		✓	57
<b>91.310</b>	<b>HOUSING MARKET ANALYSIS</b>			
<b>91.310(a)</b>	<b>General Characteristics</b>			
	Description of the significant characteristics of the housing market		✓	59
	Supply and demand			60
	Condition and cost			60
	Description of low/moderate income families			61
	Description of locations and degree of racial/ethnic minority concentrations			N/A
	Housing stock available to persons with disabilities		✓	79-80
	Housing stock available to persons with HIV/AIDS		✓	79-80
<b>91.310 (b)</b>	<b>Homeless Facilities</b>			
	Brief inventory of facilities for emergency shelter and transitional housing			63-73
	Emergency shelters		✓	
	Transitional shelters		✓	
	Permanent/supportive housing			
<b>91.310 (c)</b>	<b>Special Need Facilities and Services</b>			
	Brief inventory of facilities and services for non-homeless requiring supportive housing		✓	63-73

**CONSOLIDATED PLAN  
REGULATORY COMPLIANCE CHECKLIST**

24 CFR Section	Requirement	Compliance		Plan Pages
		No	Yes	
	Description of programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.			75
<b>91.310 (d)</b>	<b>Barriers to Affordable Housing</b>		✓	77
	Description of public policies that affect the cost of housing or the incentives to develop, maintain or improve affordable housing		✓	77
	Tax policies affecting property			77
	Land use controls			77
	Zoning ordinances			77
	Buildings Codes			77
	Fees and charges			78
	Growth limits			78
	Policies that affect the return on residential investment			78
<b>91.315</b>	<b>STRATEGIC PLAN</b>			
<b>91.315(a)</b>	<b>General</b>			83
	Description of the general priorities for allocating investment geographically in each category given in table 2-A		✓	84
	Description of the general priorities for allocating investment among priority needs		✓	84-85
	Description of the basis for assigning priorities given to each category of priority needs		✓	84-85
	Priorities and objectives relate to the needs identified in the Housing and Homeless Needs Assessment, and the Housing and Market Analysis sections			84-85
	Identification of obstacles to meeting underserved needs			85-87
	Summary of priorities and specific objectives, describing how the proposed distribution of funds will address the identified needs.			85-87
	Description of the proposed accomplishments, in quantitative terms over a specific time period, or other measurable terms, for each specific objective.			85-87
<b>91.315(b)</b>	<b>Affordable Housing</b>			
	Description of how the analysis of the housing market and the severity of housing problems and needs provide the basis for assigning relative priority given to each priority need category in the priority housing needs table prescribed by HUD		✓	85-87
	Specific objectives identify how the characteristics of the housing market will influence the use of funds.		✓	85-87

**CONSOLIDATED PLAN  
REGULATORY COMPLIANCE CHECKLIST**

24 CFR Section	Requirement	Compliance		Plan Pages
		No	Yes	
	Description of the proposed accomplishments, specifying the number of families to whom affordable housing will be provided over a specific period of time.		✓	80-82
<b>91.315(c)</b>	<b>Homelessness</b>			
91.315(c)(1)	Description of the strategy for homelessness prevention		✓	88-109
91.315(c)(2)	Description of the strategy for reaching out to homeless individuals and assessing their individual needs		✓	
91.315(c)(3)	Description of the strategy for addressing the emergency shelter and transitional housing needs for homeless persons.		✓	
91.315(c)(4)	Description of the strategy for helping homeless persons make the transition to permanent housing and independent living.		✓	
<b>91.315(d)</b>	<b>Other Special Needs</b>			
	Description of the priority housing and supportive service needs of persons who are not homeless, but require supportive housing.			79
	Elderly		✓	79-80
	Frail Elderly		✓	80-81
	Persons with disabilities		✓	74
	Persons with alcohol or other drug addiction		✓	75-103
	Persons with HIV/AIDS and their families		✓	74-101
	Public housing residents		✓	80
<b>91.315(c)</b>	<b>Non-housing Community Development</b>			
91.315(c)(1)	Specific long-term and short-term community development objectives including economic development activities that create jobs.		✓	110
	Community development objectives were developed in accordance with the statutory goals described in Section 91.1, and the primary objective of the CDBG Program.		✓	110
	Description of the priority non-housing community development needs that affect more than one unit of local government.		✓	110-111
	Description of priority needs by CDBG category, reflecting the needs of persons or families for each type of activity.		✓	110
91.315(c)(2)	Any local government revitalization strategy approved by the State before implementation		✓	110
	The State's process and criteria have been approved by HUD		✓	111
<b>91.315(f)</b>	<b>Barriers to Affordable Housing</b>			
	Description of the strategy to remove or ameliorate negative effects of the public policies identified in the Needs Assessment Section.		✓	112

**CONSOLIDATED PLAN  
REGULATORY COMPLIANCE CHECKLIST**

24 CFR Section	Requirement	Compliance		Plan Pages
		No	Yes	
<b>91.315(g)</b>	<b>Lead-based paint hazards</b>			
	Outline of actions proposed or being taken to evaluate and reduce lead-based paint hazards.		✓	113
	Explanation of how the lead-based paint hazard reduction will be integrated into housing policies and programs.		✓	113
<b>91.315(h)</b>	<b>Anti-poverty Strategy</b>			
	Description of goals, programs and policies for reducing the number of poverty-level families.		✓	113-116
	Explanation of how goals, programs and policies will be coordinated with other programs and services over which the State has control.		✓	113-116
<b>91.315(i)</b>	<b>Institutional Structure</b>			
	Explanation of the institutional structure		✓	116
	Assessment of strengths and gaps in the delivery system.		✓	117
	Actions to overcome the assessed gaps		✓	117-118
<b>91.315(j)</b>	<b>Coordination</b>			
	Description of activities to enhance coordination between public and assisted housing providers		✓	117-118
	Description of activities to enhance coordination between private and governmental health, mental health, and service agencies		✓	117
	Description of the means of cooperation and coordination among the State and any units of local government in the implementation of the Consolidated Plan		✓	117
<b>91.315(k)</b>	<b>Low-Income Housing Tax Credit Use</b>			
	Description of the strategy to coordinate the Low-Income Housing Tax Credit with the development of housing units that is affordable to low-income and moderate-income families.		✓	118
<b>91.315(k)(1)</b>	<b>Public Housing Resident Initiatives</b>			
	Description of the activities to encourage public housing residents to become more involved in management and participate in homeownership		✓	118-119
<b>91.320</b>	<b>ACTION PLAN</b>			
<b>91.320(a)</b>	<b>Standard Form 424</b>			
<b>91.320(b)(1)</b>	<b>Federal Resources</b>			
	Description of grant funds			
	Description of program income			
<b>91.320(b)(2)</b>	<b>Other Resources</b>			
	Description of private sources			

**SEE ACTION PLAN  
REVIEW CHECK  
LIST.**

**CONSOLIDATED PLAN  
REGULATORY COMPLIANCE CHECKLIST**

24 CFR Section	Requirement	Compliance		Plan Pages
		No	Yes	
	Description of non-federal public sources			
	Explanation of how federal funds will leverage the additional resources, including matching requirements			
	Description of how matching requirements of the HUD programs will be satisfied.			
<b>91.320(c)</b>	<b>Activities</b>			
	Description of the method of distribution of funds			
	To local governments			
	To non-profit organizations			
	For activities to be undertaken by the State			
	Explanation of how the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan			
<b>91.320(d)</b>	<b>Geographic Distribution</b>			
	Description of the geographical area			
	Description of areas of minority concentrations			
	Rationale for the priorities for allocating investment geographically			
<b>91.320(c)</b>	<b>Homeless and Other Special Needs Activities</b>			
	Activities for addressing emergency shelter and transitional housing needs			
	Activities to prevent homelessness			
	Activities to help the transition of homeless persons to permanent housing and independent living.			
	Activities to address the special needs of non-homeless persons in accordance with 24 CFR 91.315			
<b>91.320(f)</b>	<b>Other Actions</b>			
	Actions to address obstacles to meeting			
	Actions to foster and maintain affordable housing			
	Actions to remove barriers to affordable housing			
	Actions to evaluate and reduce lead-based paint hazards			
	Actions to reduce the number of poverty-level families			
	Actions to enhance coordination			
	Actions to foster public housing resident initiatives			
<b>91.325</b>	<b>CERTIFICATIONS</b>			234-253
<b>91.325(a)</b>	<b>General</b>		✓	
91.325(a)(1)	Affirmatively furthering fair housing		✓	
91.325(a)(2)	Anti-displacement and relocation plan		✓	
91.325(a)(3)	Drug-free workplace		✓	
91.325(a)(4)	Anti-lobbying		✓	

**CONSOLIDATED PLAN  
REGULATORY COMPLIANCE CHECKLIST**

24 CFR Section	Requirement	Compliance		Plan Pages
		No	Yes	
91.325(a)(5)	Authority of State		✓	
91.325(a)(6)	Consistency with Plan		✓	
91.325(a)(7)	Acquisition and relocation		✓	
91.325(a)(8)	Section 3		✓	
<b>91.325(b)</b>	<b>Community Development Block Grant Program</b>			
91.325(b)(1)	Citizen participation		✓	
91.325(b)(2)	Consultation with local governments		✓	
91.325(b)(3)	Community development plan		✓	
91.325(b)(4)	Use of funds		✓	
91.325(b)(5)	Compliance with anti-discrimination		✓	
91.325(b)(6)	Excessive force		✓	
91.325(b)(7)	Compliance with laws		✓	
<b>91.325(c)</b>	<b>Emergency Shelter Grant Program</b>			
	Compliance with criteria		✓	
<b>91.325(c)</b>	<b>Housing Opportunities for Persons with AIDS</b>			
	Compliance with criteria		✓	
<b>91.330</b>	<b>MONITORING</b>			
	Standards			
	Procedures			

**STATE ANNUAL ACCION PLAN  
REVIEW CHECKLIST**

1. State: PUERTO RICO
2. FY: 2005-2006
3. Annual Action Plan covers the following programs:  
 CDBG:  HOME:  ESG:  HOPWA:
4. Date Plan Received: May 16, 2005
5. Date Plan would be automatically approved (45 days): July 16, 2005
6. List of projects identified on Maps (optional): No
7. Is an executive summary attached (optional): Yes

Regulations	Requirement	Compliance		Pages Observations
		No	Yes	
91.320	<b>ACTION PLAN</b>			
91.320(a)	Standard Form 424			
91.320(b)	Resources		✓	133
91.320 (b)(1)	Federal Resources		✓	133-140
	Description of grant funds		✓	133
	Description of program income		✓	142
91.320(b)(2)	Other Resources		✓	136
	Private sources			
	Non-federal public sources		✓	137
	Description of how federal funds will leverage the additional resources.		✓	137
	Description of how matching requirements of the HUD programs will be satisfied		✓	144
91.320(c)	Activities			
	Description of the method of Distribution of funds for activities to be undertaken by the State.		✓	148-153
	Description of how the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan		✓	163-164
91.320(g)(1)(ii)	Method of distribution compliance with criteria for funding including relative importance criteria, funding categories,		✓	156-159

Regulations	Requirement	Compliance		Pages Observations
		No	Yes	
	threshold factors and grant size limits. Description of available guarantee amounts and application selections			
91.320(g)(1)(iii)	Method of distribution provides sufficient information so that units of local government will be able to understand and comment on it and be able to prepare responsive applications		✓	148-153
<b>91.320(g)(2)</b>	<b>HOME</b>			
	Description of other forms of investments that are not described in 92.205 (b)		✓	201
	If the State intends to use HOME funds for homebuyers – it must state guidelines for resale or recapture as applicable		✓	143
<b>91.320(g)(3)</b>	<b>ESG</b>			
	Process for awarding funds to recipients		✓	173
<b>91.320(g)(4)</b>	<b>HOPWA</b>			
	Method of selecting Project Sponsors and distributing funds		✓	178-179
<b>91.330</b>	<b>MONITORING</b>			
	Description of Monitoring standards and procedures.		✓	210-215
<b>91.225</b>	<b>CERTIFICATIONS</b>			
<b>(SEE ATTACHED)</b>				

**STATE ANNUAL ACCION PLAN  
REVIEW CHECKLIST**

1. State: PUERTO RICO
2. FY: 2005-2006
3. Annual Action Plan covers the following programs:  
 CDBG: ✓ HOME: ✓ ESG: ✓ HOPWA: ✓
4. Date Plan Received: May 16, 2005
5. Date Plan would be automatically approved (45 days): July 16, 2005
6. List of projects identified on Maps<sup>(optional)</sup>: No
7. Is an executive summary attached <sup>(optional)</sup>: Yes

Regulations	Requirement	Compliance		Pages Observations
		No	Yes	
91.320	<b>ACTION PLAN</b>			
91.320(a)	Standard Form 424			
91.320(b)	Resources		✓	133
91.320 (b)(1)	Federal Resources		✓	133-140
	Description of grant funds		✓	133
	Description of program income		✓	142
91.320(b)(2)	Other Resources		✓	136
	Private sources			
	Non-federal public sources		✓	137
	Description of how federal funds will leverage the additional resources.		✓	137
	Description of how matching requirements of the HUD programs will be satisfied		✓	144
91.320(c)	Activities			
	Description of the method of Distribution of funds for activities to be undertaken by the State.		✓	148-153
	Description of how the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan		✓	163-164
91.320(g)(1)(ii)	Method of distribution compliance with criteria for funding including relative importance criteria, funding categories,		✓	156-159

Regulations	Requirement	Compliance		Pages Observations
		No	Yes	
	threshold factors and grant size limits. Description of available guarantee amounts and application selections			
91.320(g)(1)(iii)	Method of distribution provides sufficient information so that units of local government will be able to understand and comment on it and be able to prepare responsive applications		✓	148-153
91.320(g)(2)	<b>HOME</b>			
	Description of other forms of investments that are not described in 92.205 (b)		✓	201
	If the State intends to use HOME funds for homebuyers – it must state guidelines for resale or recapture as applicable		✓	143
91.320(g)(3)	<b>ESG</b>			
	Process for awarding funds to recipients		✓	173
91.320(g)(4)	<b>HOPWA</b>			
	Method of selecting Project Sponsors and distributing funds		✓	178-179
91.330	<b>MONITORING</b>			
	Description of Monitoring standards and procedures.		✓	210-215
91.225	<b>CERTIFICATIONS</b>			
<b>(SEE ATTACHED)</b>				

# Consolidated Plan Review Guidance

This guidance is provided as a template for the reviews of complete plans. The submission of sections dealing with Needs Assessments, Housing Market Analysis, and Strategic Plans are not required on an annual basis. Each field office should include additional questions or clarifications that address the complexity of their local situation.

Grantee: Enter Grantee Name Here

1. If a Consortia, list participating communities and asterisk the lead agency:  
\* Office of the Commissioner of Municipal Affairs -Lead Agency and CDBG Program  
Puerto Rico Department of Housing HOME  
Puerto Rico Department of the Family ESG  
Puerto Rico Department of Health HOPWA,

2. Consolidated Plan covers the following programs:

CDBG  HOME  ESG  HOPWA

3. Period covered by Consolidated Plan is: 3  4  5  years.

Also, specify the period with month beginning and year ending

4. Date plan due: MAY 16, 2005

5. Date plan received:

6. Automatic approval date (45 days of date received above):

7. Are maps included (optional)? Yes  No

8. Has an Executive Summary been attached (optional)? Yes  No

9. Did the grantee include the following tables:

Local Jurisdiction:

Table 1A: Yes <input type="checkbox"/>	No <input type="checkbox"/>
Table 1B: Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Table 1C: Yes <input type="checkbox"/>	No <input type="checkbox"/>
Table 2A: Yes <input type="checkbox"/>	No <input type="checkbox"/>
Table 2B: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Table 2C: Yes <input type="checkbox"/>	No <input type="checkbox"/>
Table 3: Yes <input type="checkbox"/>	No <input type="checkbox"/>

State:

Table 1A: Yes <input type="checkbox"/>	No <input type="checkbox"/>
Table 1B: Yes <input type="checkbox"/>	No <input type="checkbox"/>
Table 1C: Yes <input type="checkbox"/>	No <input type="checkbox"/>
Table 2A: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Table 2C: Yes <input type="checkbox"/>	No <input type="checkbox"/>

10. Did the grantee use the CPMP Tool? Yes  No

11. Did the grantee include one or more proposed outcomes in the Plan? Yes  No

If the answer is yes, please inform headquarters as required in CPD Notice 03-09.

12. If so, which indicators were used?

## CONSULTATION PROCESS (91.100)

1. Has the grantee consulted with other public/private entities that provide assisted

housing, health services, and social services in developing this plan?  
 Yes  No  Verification found on page 137

Use the following checklist as a guide to determine extent of consultation process:

Consultation			
24CFR	Requirement	Yes	No
91.100(a)(1)	Housing Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Social Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Health Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Homeless Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.100(a)(2)*	Lead-based Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.100(a)(3)**	Adjacent Government	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	State (Non-housing)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	County (Metro. City)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.100(a)(4)	Metro. Planning Agencies	N/A	<input type="checkbox"/>
91.100(b)	HOPWA	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.100(c)	PHA-Compr. Grant Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

\*Were State/Local health and child welfare agencies consulted regarding lead paint issues.

\*\* Was copy of the plan submitted to the State, and County if applicable; if an urban county, to the entitlement cities in the county.

1. Did the grantee indicate that it consulted with other organizations that provide housing and supportive services to special needs populations (including elderly persons, persons with disabilities, persons with HIV/AIDS, homeless persons)?  
 Yes  No  Verification found on page 17

2. Did the grantee consult with Public Housing Agencies during Consolidated Plan development?  
 Yes  No  N/A  14 Verification found on page

**CITIZEN PARTICIPATION (91.105, AND 91.200)**

1. Is there a description of the development of the plan and efforts to broaden public participation, including the names of organizations involved in the development of the plan?  
 Yes  No  Verification found on page 15 - 20

2. Is there a summary of the citizen participation process, and were the public hearing and comment period requirements satisfactory?  
 Yes  No  Verification found on page 21

3. Are citizen comments included in the plan, and are the comments specifically and adequately addressed by the grantee?  
 Yes  No  Verification found on page Exhibit Y p. 298

4. Is there a description of the lead agency or entity responsible for overseeing the development of the Consolidated Plan?

Yes  No  Verification found on page 24

**HOUSING AND HOMELESS NEEDS ASSESSMENT (91.205)**

**HOUSING**

1. Has the grantee identified the estimated number and types of families with housing needs for a **5 year** period?

Yes  No  Verification found on page

**Note:** See Table 2A (required)

Family types (extremely low-, low-, moderate, and middle income) that should be identified are:

- Renter/owner
- Elderly
- Single persons
- Large families
- Persons with disabilities
- Persons with HIV/AIDs

2. Has the grantee identified the types of housing needs in the community for a 5 year period?

Yes  No  Verification found on page 40 - TABLE - Housing Problems...

Types of housing needs should be determined with an analysis of:

- Severe cost and cost burden
- Overcrowding (especially for large families)
- Substandard (renter/owner, extremely low-, low-, moderate, and middle income)

2. Has the grantee included a discussion of any racial or ethnic groups that have a disproportionately greater need in comparison to the needs of a particular income category?

Yes  No  N/A Verification found on page

**Note:** Disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial/ethnic group is at least 10% points higher than the percentage of persons in the category as a whole. **See Section 91.205 (b)(2)**

**HOMELESS**

1. Has the grantee satisfactorily identified the nature and extent of homelessness, and is there a continuum of care concept? **See Table 1A (required).**

Yes  No  Verification found on page

- Information should be on both homeless singles and families (and subpopulations) that are either sheltered/unsheltered or threatened with homelessness.

2. Has the grantee identified homeless facilities and services needs for homeless individuals and homeless families with children, both sheltered and unsheltered and homeless subpopulations?

Yes  No  Verification found on page 63

3. Has the grantee identified the extent of homelessness by racial/ethnic group, if the information is available? *N/A*  
 Yes  No  Verification found on page
  
4. Did the grantee describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section)? The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process, i.e. preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.  
 Yes  No  *P. 46*
  
5. Did the grantee describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless?  
 Yes  No

**SPECIAL NEEDS - NOT HOMELESS**

1. Has the grantee included a discussion on the estimated number of non-homeless persons in need of supportive housing, and their supportive housing needs? **See Table 1B (optional).** *P. 38*  
 Yes  No  Verification found on page  
**Note:** Estimated number of non-homeless persons should include the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDs and their families, and public housing residents.

**LEAD-BASED PAINT HAZARDS**

1. Has the grantee estimated the number of housing units with lead-based paint hazards?  
 Yes  No  Verification found on page *P. 57*  
**Note:** The estimated number of units should be those that are occupied by low/moderate income families.

**HOUSING AND MARKET ANALYSIS (91.210)**

**GENERAL CHARACTERISTICS**

1. Has the grantee described the significant characteristics of the housing market, and the housing stock available to persons with disabilities, and persons with HIV/AIDs? **(Review any maps if provided/See Table 1A and 1B)**  
 Yes  No  Verification found on page *59 - 62*  
**Note:** There should be a discussion of housing supply and demand, as well as the condition and cost of the housing.  
 The grantee should identify and describe the locations and degree of racial/ethnic minority concentrations, as well as low/moderate income families.
  
2. Did the grantee identify and describe any area of low-income concentration and any area of minority concentration either in a narrative or one or more maps, stating how it defines the terms "area of low-income concentration" and "area of minority concentration"?

Yes  No  *N/A*

**PUBLIC AND ASSISTED HOUSING**

1. Has the grantee described the number and condition of the public housing units, results from the Section 504 needs assessments, and the strategies for improving operation and living conditions for public housing residents?  
Yes  No  N/A  Verification found on page *60-61*
2. Has the grantee identified the number of public housing units expected to be lost from the inventory?  
Yes  No  N/A  Verification found on page *P. 62 + 80*  
Check if this jurisdiction has any HOPE VI projects awarded or in development that may result in a net loss of units.
3. With regard to federal, state and locally-assisted units other than public housing, has the grantee identified the number and targeting of units by income level and household type, and the number of units expected to be lost from the assisted housing inventory for any reason?  
Yes  No  Verification found on page *62*

**HOMELESS FACILITIES AND SERVICES**

1. Have the facilities and services that compose the grantee's continuum of care been identified?  
Yes  No  Verification found on page *62*  
Appropriate facilities would be:
  - Emergency shelters,
  - Transitional shelters, and
  - Permanent/supportive housing.

**SPECIAL NEEDS FACILITIES AND SERVICES**

1. Has the grantee described the facilities/services to assist non-homeless persons in need of supportive housing? **See Table 1B**  
Yes  No  Verification found on page *74*
  - Discussion should also include a description of appropriate supportive housing for persons leaving mental/physical health facilities.

**BARRIERS TO AFFORDABLE HOUSING**

1. Has the grantee described public policies that affect affordable housing?  
Yes  No  Verification found on page *77*  
Factors which affect affordable housing may include:
  - Building and zoning codes;
  - Environmental problems;
  - Impact fees;
  - Cost of land; and
  - Incentive programs such as tax abatement or down-payment assistance.**Note:** For Urban Counties, does the discussion include factors in both

incorporated and unincorporated areas?

**STRATEGIC PLAN (91.215)**

When reviewing this section of the Consolidated Plan, keep in mind that the priorities/objectives should relate to the needs identified in the Housing and Homeless Needs and Housing and Market Analysis sections.

**GENERAL**

1. Does the grantee describe the basis for assigning the priority given to each category in Table 2A?  
Yes  No  83-84
2. Has the grantee identified any obstacles to meeting underserved needs?  
Yes  No  Verification found on page 85
3. Has the grantee summarized the priorities and specific objectives, describing how funds that are reasonably expected to be made available will be used to address identified needs? **See Tables 1A, 1B, 1C, 2A, 2B, and 2C**  
Yes  No  85-87
4. For each specific objective, has the grantee identified proposed accomplishments the jurisdiction hopes to achieve in quantitative terms over a specific time period, or in other measurable terms as identified and defined by the jurisdiction? **See Tables 1A, 1B, 1C, 2A, 2B and 2C**  
Yes  No  85-87

**AFFORDABLE HOUSING**

1. Did the grantee state how the analysis of the housing market and the severity of housing problems and needs of extremely low-income, low-income, and moderate-income renters and owners identified in accordance with 91.205 provided the basis for assigning the relative priority given to each priority needs category in the priority housing needs table prescribed by HUD?  
Yes  No  Verification found on page 85
2. Does the affordable housing section identify how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units?  
Yes  No  Verification found on page 85
3. Does the grantee described proposed accomplishments to specify the number of extremely low, low, moderate, and middle income families to whom the grantee will provide affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership over a specific time period?  
Yes  No  Verification found on page 85-87

**HOMELESSNESS**

1. Does the grantee describe the strategy for helping low-income families avoid becoming homeless?  
Yes  No  Verification found on page 85
2. Does the grantee describe the jurisdiction's strategy for reaching out to homeless persons and assessing their individual needs?

Yes  No  Verification found on page 88

3. Does the grantee describe the jurisdiction's strategy for addressing the emergency shelter and transitional housing needs of homeless persons?

Yes  No  Verification found on page 101 - 108

4. Does the grantee describe the jurisdiction's strategy for helping homeless persons make the transition to permanent housing and independent living?

Yes  No  Verification found on page 101 - 108

**OTHER SPECIAL NEEDS**

1. With respect to supportive needs of the non-homeless, does the plan describe the priority housing and supportive service needs of persons who are not homeless but require supportive housing?

Yes  No  Verification found on page

**NON-HOUSING COMMUNITY DEVELOPMENT PLAN**

1. Did the grantee describe the priority non-housing community development needs, reflecting the needs for the type of activity, in terms of dollar amounts estimated to meet the goal of the type of activity? **Table 2B (required)?**

Yes  No  P 110

**Note:** The Community Development component of the plan must state the grantee's specific long-term and short-term community development objectives (including economic development activities that create jobs) that must be developed in accordance with the statutory goals described in 24 CFR 91.1 and the primary objectives of the CDBG program.

2. Is the grantee requesting approval of a Neighborhood Revitalization Strategy Area?

Yes  No  112

If YES, does it meet the requirements of CPD Notice 96-1? Yes  No

**Note:** Separate documentation should be maintained to verify compliance with CPD Notice 96-1.

**BARRIERS TO AFFORDABLE HOUSING**

1. Does the grantee describe the jurisdiction's strategy to remove or ameliorate negative effects of public policies, that serve as barriers to affordable housing as identified in the needs assessment section?

Yes  No  Verification found on page 112 & 115

**LEAD-BASED PAINT HAZARDS**

1. Does the plan outline the actions proposed or being taken to evaluate and reduce lead-based paint hazards, and describe how the lead-based paint hazard reduction will be integrated into housing policies and programs?

Yes  No  Verification found on page p. 113 & 57

**ANTI-POVERTY STRATEGY**

1. Does the grantee describe the jurisdiction's goals, programs, and policies for

reducing the number of poverty level families?  
Yes  No  Verification found on page

Has the grantee programs such as:

- Family Self-sufficiency
- Head Start
- State and Local Programs
- Section 3
- Welfare to Work
- Workforce Development Initiative

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### **INSTITUTIONAL STRUCTURE**

1. Does the grantee explain the institutional structure, including private industry, nonprofit organizations, and public institutions, through which the jurisdiction will carry out its housing and community development plan, assessing the strengths and gaps in the delivery system?  
Yes  No  Verification found on page
2. Does the grantee describe the organizational relationship between the jurisdiction and the public housing agency, and include the appointing authority for the commissioners or board of the housing agency, etc.?  
Yes  No  Verification found on page

### **COORDINATION**

1. Does the plan identify the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies?  
Yes  No  Verification found on page 114-117  
88

### **PUBLIC HOUSING**

1. Does the grantee describe the jurisdiction's activities to encourage public housing residents to become more involved in management and participate in homeownership?  
Yes  No  Verification found on page 118
2. Has the grantee describe the manner in which the plan of the jurisdiction will help address the needs of public housing?  
Yes  No  Verification found on page 118-119  
**Note:** Amended to Title 1 October 21, 1998 Section 105(b)(11)
3. Is the grantee served by a troubled PHA as designated by HUD?  
Yes  No
4. If YES, Has the grantee in which any troubled public housing agency is located, described the manner in which the State or unit of local government will provide financial or other assistance to such troubled agency in improving its operations to remove such designation?  
Yes  No  Verification found on page

**Note:** Amended to Title 1 October 21, 1998 Section 105(g)

**ACTION PLAN (91.220)**

1. Has the Standard 424 Form for the applicable programs been included with the correct dollar allocations and signed by the appropriate official?  
Yes  No
2. Is the DUNS number listed?  
Yes  No
3. Did the grantee describe the geographic areas of the jurisdiction (including areas of low income and/or racial/minority concentration) in which assistance will be directed during the next year.  
Yes  No
4. Did the grantee describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.  
Yes  No

**RESOURCES**

1. Has the grantee described the Federal Resources, and private and non-Federal public resources expected to be available to address priority needs and specific objectives identified in the plan?  
Yes  No  Verification found on page 133
2. Did the grantee describe how HOME and/or ESG matching requirements will be satisfied?  
Yes  No  N/A  Verification found on page 133 -

**ACTIVITIES 91.220(c)**

1.
  - a) Has the grantee described the CDBG funded activities for the program year in a complete manner? **See Table 3**  
Yes  No  133
  - b) Has the grantee described the HOME funded activities for the program year in a complete manner? **See Table 3**  
Yes  No  134-135
  - c) Has the grantee described the ESG funded activities for the program year in a complete manner? **See Table 3** 137  
Yes  No
  - d) Has the grantee described the HOPWA funded activities for the program year in a complete manner? **See Table 3**  
Yes  No  140
2. Does the action plan contain a summary of priorities and specific objectives that will be addressed during the program year?  
Yes  No  Verification found on page p. 120-121
3. Do the proposed activities correspond to the priority needs identified/local specific

objectives listed in the Consolidated Plan?

Yes  No  Verification found on page 121

**Note:** The Jurisdiction should use priority needs as identified in Table 2A and 2B of the Consolidated Plan.

4. Are the proposed activities identified in sufficient detail, including the number and type of families that will benefit from the proposed activities and locations, so that citizens know the degree to which they may be affected?

Yes  No  Verification found on page 121-130

**Expenditure Limits**

1. Has the grantee exceeded the 20% administrative cap for CDBG?

Yes  No

2. Has the grantee exceeded the 15% public service cap for CDBG?

Yes  No

3. Has the grantee exceeded the 10% administrative cap for HOME?

Yes  No

4. Has the grantee met the 15% CHDO set-aside for HOME?

Yes  No

5. Has the grantee exceeded the 3% administrative cap for HOPWA or the 7% administrative cap by project sponsors under HOPWA?

Yes  No

**GEOGRAPHIC DISTRIBUTION 91.220(d)**

1. Did the grantee include a narrative, maps, or tables that identify the geographic areas in which it will direct assistance?

Yes  No  Verification found on page 183 -

2. Does the grantee provide a description of the areas, including areas of minority concentration, in which it will direct funds?

Yes  No  Verification found on page 183-190

3. Does the grantee provide the rationale for the priorities for allocating investment geographically for each program, including within the metropolitan area (or a State's service area) for the HOPWA program?

Yes  No  Verification found on page 183-190  
If no, explain the basis for the no response:

**HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES 91.220(e)**

1. Have homeless prevention activities been proposed?

Yes  No  Verification found on page 178

2. Have emergency shelter, transitional housing, programs to assist in the transition to permanent housing and independent living been proposed?

Yes  No  Verification found on page 62

3. Are supportive housing activities being undertaken to address the priority housing needs of persons who are not homeless (elderly, frail elderly, persons with

disabilities, person with HIV/AIDS, persons with alcohol or other substance abuse problems)?

Yes  No  Verification found on page 179

**OTHER ACTIONS 91.220(f)**

1. Does the Action Plan include other proposed actions which will address the following, if applicable: 195

- fostering decent housing, Yes  No
- public housing improvements and resident initiatives, Yes  No
- evaluation and reduction of lead-based hazards, Yes  No
- reducing the number of persons below the poverty line, Yes  No
- developing institutional structures/enhancing coordination between housing and services agencies, Yes  No  and
- assisting troubled public housing agencies. Yes  No

**PROGRAM SPECIFIC REQUIREMENTS 91.220(g)**

1. CDBG- Does the total amount of funds allocated equal the amount of the grant plus program income and carryover funds?

Yes  No  145

2. HOME

a) Did grantee (PJ) describe other forms of investment? See Section 92.205

Yes  No  N/A  163

If grantee (PJ) plans to use HOME funds for homebuyers, did they state the guidelines of resale or recapture, as required in 92.254?

Yes  No  N/A

b) If grantee (PJ) plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, did they state its refinancing guidelines required under 24 CFR 92.206(b)?

Yes  No  N/A

c) Resale Provisions -- For homeownership activities, did the participating jurisdiction must describe its resale or recapture guidelines that ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).

Yes  No

d) HOME Tenant-Based Rental Assistance -- Did the participating jurisdiction must describe the local market conditions that led to the use of a HOME funds for tenant based rental assistance program?

Yes  No

a. If the tenant based rental assistance program is targeted to or provides a preference for a special needs group, that group must be identified in the Consolidated Plan as having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population.

e) If a participating jurisdiction intends to use forms of investment other than those described in 24 CFR 92.205(b), did the jurisdiction describe these forms of investment?

Yes  No

- f) Did the jurisdiction describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units?  
 Yes  No
- g) Did the jurisdiction describe actions taken to establish and oversee a minority outreach program within its jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction?  
 Yes  No
- h) If a jurisdiction intends to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, did it state its financing guidelines required under 24 CFR 92.206(b)?  
 Yes  No
3. American Dream Downpayment Initiative
- a. If the jurisdiction planned to use American Dream Downpayment Initiative (ADDI) funds to increase access to homeownership, did it provide the following information:
- i. description of the planned use of the ADDI funds?  
 Yes  No  169
- ii. plan for conducting targeted outreach to residents and tenants of public and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide downpayment assistance for such residents, tenants, and families? Yes  No
- iii. a description of the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers?  
 Yes  No
3. Minority Homeownership -- Did the jurisdiction provide an estimate of the total number of minority households expected to be assisted in becoming homeowners?  
 Yes  No

**MONITORING (91.230)**

1. Does the grantee describe the standards and procedures that it will use to monitor activities carried out in furtherance of the plan?  
 Yes  No  Verification found on page 209
2. Does the Plan describe actions to be taken by the grantee to monitor its performance in meeting its goals and objectives set forth in it's Consolidated Plan?  
 Yes  No  Verification found on page 215
3. Does the Plan describe steps/actions being taken to insure compliance with program requirements, including requirements involving the timeliness of expenditures?  
 Yes  No  Verification found on page 215

**Note:** If timeliness of expenditures is an issue, please make sure the grant

award letter includes language regarding appropriate actions the grantee should take to remedy this problem.

4. Does the Plan describe steps/actions it will use to ensure long-term compliance with housing codes, including any actions or on-site inspections it plans to undertake during the program year?

Yes  No  Verification found on page 215 - 221

**Note:** For example, a HOME program grantee should identify steps it will take to review affordable housing projects it has funded to insure compliance with all HOME program requirements.

5. Does the Plan describe actions to be taken by the grantee to monitor its subrecipients, (including sponsors or administering agents)?

Yes  No  Verification found on page

#### **HUD APPROVAL ACTION**

The regulations at Section 91.500(b) state that HUD will approve or disapprove a plan or a portion of a plan for the three following reasons:

- 1) if it is inconsistent with the purposes of NAHA;
- 2) if it is substantially incomplete; and/or
- 3) if certifications are not satisfactory to the Secretary.

Please use the following to determine approval or disapproval:

#### **CONSISTENCY WITH NAHA**

1. Is the Plan inconsistent with the purposes of NAHA?

Yes  No

If the Plan is inconsistent with NAHA, set forth the basis of that determination by using the following as a guide:

- Does the Plan provide assistance to help families, not owning a home, to save for a down-payment for the purchase of a home.
- Does the Plan provide assistance to retain, where feasible, as housing affordable to low income families, those dwelling units provided for such purpose with federal assistance.
- Does the Plan provide assistance to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of housing affordable to low- and moderate-income families.
- Does the Plan provide assistance to expand and improve federal rental assistance for very low-income families.
- Does the Plan provide assistance to increase the supply of supportive housing, which combines structural features and services needed to enable persons with special needs to live with dignity and independence.

#### **SUBSTANTIALLY INCOMPLETE**

1. Is the Plan (including any corrective actions taken at HUD's request during HUD's review of the plan) substantially incomplete?

Yes  No

If the Plan is substantially incomplete, set forth the basis of that determination by using the following as a guide:

- The Plan was developed without the required citizen participation or the required consultation.
- The Plan fails to satisfy all the required elements in the regulations.

**AFFIRMATIVELY FURTHERING FAIR HOUSING**

1. Is the Certification to Affirmatively Further Fair Housing satisfactory to the Secretary?

Yes  No

If the Certification is not satisfactory, set forth the basis of that determination by using the following as a guide:

- Disregard of regulatory requirements to conduct an analysis of impediments to fair housing choice, take appropriate actions to address identified impediments, and maintain adequate records on the steps taken to affirmatively further fair housing in the jurisdiction.
- Lack of action taken on outstanding findings regarding performance under affirmatively furthering fair housing certification requirements of the Consolidated Plan or the Community Development Block Grant Program.

**CERTIFICATIONS (91.225)**

1. Are the general and specific certifications for each program funded complete and accurate, where applicable:

**Note:** Consortia, please refer to 91.425  
State, please refer to 91.325

**General:**

- |  |                              |                             |
|--|------------------------------|-----------------------------|
| (1) Affirmatively furthering fair housing: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (2) Anti-displacement and relocation Plan: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (3) Drug-free workplace:                   | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (4) Anti-lobbying                          | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (5) Authority of Jurisdiction              | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (6) Consistency with Plan                  | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (7) Acquisition and relocation             | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (8) Section 3                              | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

**CDBG:\*\***

- |                                |                              |                             |
|--------------------------------|------------------------------|-----------------------------|
| (1) Citizen Participation      | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (2) Community Development Plan | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (3) Following Plan             | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (4) Use of funds               | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (5) Excessive Force            | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

- (6) Compliance with anti-displacement law Yes  No
- (7) Compliance with lead-based paint procedures Yes  No
- (8) Compliance with laws Yes  No

**ESG:**

- (1) Not less than 10-years Yes  No
- (2) Not less than 3-years Yes  No
- (3) Service Provision Yes  No
- (4) Safe and Sanitary Yes  No
- (5) Supportive Services Yes  No
- (6) Match Requirements Yes  No
- (7) Confidentiality Yes  No
- (8) Employing or involving the homeless Yes  No
- (9) Consolidated Plan compliance Yes  No

**HOME**

- (1) TBRA is consistent w/Plan Yes  No
- (2) Use for eligible activities Yes  No
- (3) PJ will monitor HOME assisted projects Yes  No

**HOPWA:**

- (1) Meet urgent needs Yes  No
- (2) 10- or 3-year operation Yes  No

*\*\*The certification period for the CDBG program's overall benefit requirements must be consistent with the period certified in the prior certification.*

Based on my review of the Plan against the regulations, I have determined the Plan is:

Approved

Disapproved

Date plan disapproved (in part or in its entirety):

**Note:** Written notification of disapproval must be communicated to the applicant in accordance with 24 CFR 91.500(c). **If disapproved**, provide documentation including dates and times on incompleteness determination, and discussions with grantee and Headquarters:

**Reviewed by**

**DATE:**

**Program Manager**

**DATE:**

**CPD Director**

**DATE:**

**CONSOLIDATED PLAN  
REGULATORY COMPLIANCE CHECKLIST**

24 CFR Section	Requirement	Compliance		Plan Pages
		No	Yes	
91.300 (B)	<b>GENERAL</b>			
	Description of the lead agency		✓	13
	Description of other agencies, groups and organizations involved in preparation		✓	13
	Description of consultations with social service agencies and other entities		✓	14
	Which provide assisted housing		✓	14
	Which provide health services		✓	14
	Which provide social services		✓	14
	Which provide services to the homeless		✓	14
	Which provide housing and supportive services to special needs populations		✓	14
	Housing Authority		✓	14
	Regarding lead-base paints		✓	14
	Other agencies		✓	14
	Summary of the citizen participation process		✓	15
	Description of the development of the plan		✓	20
	Public hearing and comment period requirements		✓	20-21
	Summary of public comments		✓	19
	Summary of efforts made to broaden public participation, including names of organizations		✓	15-19
91.305	<b>HOUSING AND HOMELESS NEEDS ASSESSMENT</b>			
91.305 (a)	<b>General</b>			
	Estimated housing needs for the period 2005-20010		✓	31
	Consultation with social service agencies and other entities in accordance with 24 CFR 91.110		✓	32
	Citizen participation process conducted in accordance with 24 CFR 91.115		✓	34
	Needs of persons with HIV/AIDS and their families in areas outside of eligible metropolitan statistical areas		✓	35
91.305 (b)	<b>Categories of Persons Affected</b>			
91.305 (b)(1)	Definition of "standard condition" and "substandard condition but suitable for rehabilitation"		✓	41
	Estimated number and type of families with housing needs for the 5-year period		✓	44
	Types of housing needs: analysis of		✓	40
	Severe Cost and cost burden			40
	Overcrowding			40
	Substandard			40
91.305 (b)(2)	Discussion of racial and ethnic groups			N/A
91.305 (c)	<b>Homeless Needs</b>			

**CONSOLIDATED PLAN  
REGULATORY COMPLIANCE CHECKLIST**

24 CFR Section	Requirement	Compliance		Plan Pages
		No	Yes	
	Identification of nature and extent of homelessness		✓	46-50
	Homeless individuals		✓	
	Homeless families		✓	
	Homeless sub-populations		✓	
	Characteristics and needs of non-homeless threatened with homelessness		✓	50
	Description by racial and ethnic group		✓	N/A
	Needs for facilities and services for the homeless		✓	
<b>91.305 (d)</b>	<b>Other Special Needs (Non-Homeless)</b>			
91.305 (d)(1)	Estimate of the number of persons requiring supportive housing		✓	51
	Elderly		✓	54
	Frail elderly		✓	
	Persons with disabilities		✓	
	Persons with alcohol or other drug addiction		✓	50
	Public housing residents		✓	
91.305 (d)(2)	Estimate of the number of persons with HIV/AIDS and their families		✓	52
	Characteristics of the HIV/AIDS population and their families		✓	37
91.305 (d)(3)	Estimate of the number of housing units with lead base paint hazards occupied by low/moderate income families		✓	57
<b>91.310</b>	<b>HOUSING MARKET ANALYSIS</b>			
<b>91.310(a)</b>	<b>General Characteristics</b>			
	Description of the significant characteristics of the housing market		✓	59
	Supply and demand			60
	Condition and cost			60
	Description of low/moderate income families			61
	Description of locations and degree of racial/ethnic minority concentrations			N/A
	Housing stock available to persons with disabilities		✓	79-80
	Housing stock available to persons with HIV/AIDS		✓	79-80
<b>91.310 (b)</b>	<b>Homeless Facilities</b>			
	Brief inventory of facilities for emergency shelter and transitional housing			63-73
	Emergency shelters		✓	
	Transitional shelters		✓	
	Permanent/supportive housing			
<b>91.310 (c)</b>	<b>Special Need Facilities and Services</b>			
	Brief inventory of facilities and services for non-homeless requiring supportive housing		✓	63-73

**CONSOLIDATED PLAN  
REGULATORY COMPLIANCE CHECKLIST**

24 CFR Section	Requirement	Compliance		Plan Pages
		No	Yes	
	Description of programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.			75
<b>91.310 (d)</b>	<b>Barriers to Affordable Housing</b>		✓	77
	Description of public policies that affect the cost of housing or the incentives to develop, maintain or improve affordable housing		✓	77
	Tax policies affecting property			77
	Land use controls			77
	Zoning ordinances			77
	Buildings Codes			77
	Fees and charges			78
	Growth limits			78
	Policies that affect the return on residential investment			78
<b>91.315</b>	<b>STRATEGIC PLAN</b>			
<b>91.315(a)</b>	<b>General</b>			83
	Description of the general priorities for allocating investment geographically in each category given in table 2-A		✓	84
	Description of the general priorities for allocating investment among priority needs		✓	84-85
	Description of the basis for assigning priorities given to each category of priority needs		✓	84-85
	Priorities and objectives relate to the needs identified in the Housing and Homeless Needs Assessment, and the Housing and Market Analysis sections			84-85
	Identification of obstacles to meeting underserved needs			85-87
	Summary of priorities and specific objectives, describing how the proposed distribution of funds will address the identified needs.			85-87
	Description of the proposed accomplishments, in quantitative terms over a specific time period, or other measurable terms, for each specific objective.			85-87
<b>91.315(b)</b>	<b>Affordable Housing</b>			
	Description of how the analysis of the housing market and the severity of housing problems and needs provide the basis for assigning relative priority given to each priority need category in the priority housing needs table prescribed by HUD		✓	85-87
	Specific objectives identify how the characteristics of the housing market will influence the use of funds.		✓	85-87

**CONSOLIDATED PLAN  
REGULATORY COMPLIANCE CHECKLIST**

24 CFR Section	Requirement	Compliance		Plan Pages
		No	Yes	
	Description of the proposed accomplishments, specifying the number of families to whom affordable housing will be provided over a specific period of time.		✓	80-82
<b>91.315(c)</b>	<b>Homelessness</b>			
91.315(c)(1)	Description of the strategy for homelessness prevention		✓	88-109
91.315(c)(2)	Description of the strategy for reaching out to homeless individuals and assessing their individual needs		✓	
91.315(c)(3)	Description of the strategy for addressing the emergency shelter and transitional housing needs for homeless persons.		✓	
91.315(c)(4)	Description of the strategy for helping homeless persons make the transition to permanent housing and independent living.		✓	
<b>91.315(d)</b>	<b>Other Special Needs</b>			
	Description of the priority housing and supportive service needs of persons who are not homeless, but require supportive housing.			79
	Elderly		✓	79-80
	Frail Elderly		✓	80-81
	Persons with disabilities		✓	74
	Persons with alcohol or other drug addiction		✓	75-103
	Persons with HIV/AIDS and their families		✓	74-101
	Public housing residents		✓	80
<b>91.315(c)</b>	<b>Non-housing Community Development</b>			
91.315(c)(1)	Specific long-term and short-term community development objectives including economic development activities that create jobs.		✓	110
	Community development objectives were developed in accordance with the statutory goals described in Section 91.1, and the primary objective of the CDBG Program.		✓	110
	Description of the priority non-housing community development needs that affect more than one unit of local government.		✓	110-111
	Description of priority needs by CDBG category, reflecting the needs of persons or families for each type of activity.		✓	110
91.315(c)(2)	Any local government revitalization strategy approved by the State before implementation		✓	110
	The State's process and criteria have been approved by HUD		✓	111
<b>91.315(f)</b>	<b>Barriers to Affordable Housing</b>			
	Description of the strategy to remove or ameliorate negative effects of the public policies identified in the Needs Assessment Section.		✓	112

**CONSOLIDATED PLAN  
REGULATORY COMPLIANCE CHECKLIST**

24 CFR Section	Requirement	Compliance		Plan Pages
		No	Yes	
<b>91.315(g)</b>	<b>Lead-based paint hazards</b>			
	Outline of actions proposed or being taken to evaluate and reduce lead-based paint hazards.		✓	113
	Explanation of how the lead-based paint hazard reduction will be integrated into housing policies and programs.		✓	113
<b>91.315(h)</b>	<b>Anti-poverty Strategy</b>			
	Description of goals, programs and policies for reducing the number of poverty-level families.		✓	113-116
	Explanation of how goals, programs and policies will be coordinated with other programs and services over which the State has control.		✓	113-116
<b>91.315(i)</b>	<b>Institutional Structure</b>			
	Explanation of the institutional structure		✓	116
	Assessment of strengths and gaps in the delivery system.		✓	117
	Actions to overcome the assessed gaps		✓	117-118
<b>91.315(j)</b>	<b>Coordination</b>			
	Description of activities to enhance coordination between public and assisted housing providers		✓	117-118
	Description of activities to enhance coordination between private and governmental health, mental health, and service agencies		✓	117
	Description of the means of cooperation and coordination among the State and any units of local government in the implementation of the Consolidated Plan		✓	117
<b>91.315(k)</b>	<b>Low-Income Housing Tax Credit Use</b>			
	Description of the strategy to coordinate the Low-Income Housing Tax Credit with the development of housing units that is affordable to low-income and moderate-income families.		✓	118
<b>91.315(k)(1)</b>	<b>Public Housing Resident Initiatives</b>			
	Description of the activities to encourage public housing residents to become more involved in management and participate in homeownership		✓	118-119
<b>91.320</b>	<b>ACTION PLAN</b>			
<b>91.320(a)</b>	<b>Standard Form 424</b>			
<b>91.320(b)(1)</b>	<b>Federal Resources</b>			
	Description of grant funds			
	Description of program income			
<b>91.320(b)(2)</b>	<b>Other Resources</b>			
	Description of private sources			

**SEE ACTION PLAN  
REVIEW CHECK  
LIST.**

**CONSOLIDATED PLAN  
REGULATORY COMPLIANCE CHECKLIST**

24 CFR Section	Requirement	Compliance		Plan Pages
		No	Yes	
	Description of non-federal public sources			
	Explanation of how federal funds will leverage the additional resources, including matching requirements			
	Description of how matching requirements of the HUD programs will be satisfied.			
<b>91.320(c)</b>	<b>Activities</b>			
	Description of the method of distribution of funds			
	To local governments			
	To non-profit organizations			
	For activities to be undertaken by the State			
	Explanation of how the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan			
<b>91.320(d)</b>	<b>Geographic Distribution</b>			
	Description of the geographical area			
	Description of areas of minority concentrations			
	Rationale for the priorities for allocating investment geographically			
<b>91.320(c)</b>	<b>Homeless and Other Special Needs Activities</b>			
	Activities for addressing emergency shelter and transitional housing needs			
	Activities to prevent homelessness			
	Activities to help the transition of homeless persons to permanent housing and independent living.			
	Activities to address the special needs of non-homeless persons in accordance with 24 CFR 91.315			
<b>91.320(f)</b>	<b>Other Actions</b>			
	Actions to address obstacles to meeting			
	Actions to foster and maintain affordable housing			
	Actions to remove barriers to affordable housing			
	Actions to evaluate and reduce lead-based paint hazards			
	Actions to reduce the number of poverty-level families			
	Actions to enhance coordination			
	Actions to foster public housing resident initiatives			
<b>91.325</b>	<b>CERTIFICATIONS</b>			234-253
<b>91.325(a)</b>	<b>General</b>		✓	
91.325(a)(1)	Affirmatively furthering fair housing		✓	
91.325(a)(2)	Anti-displacement and relocation plan		✓	
91.325(a)(3)	Drug-free workplace		✓	
91.325(a)(4)	Anti-lobbying		✓	

**CONSOLIDATED PLAN  
REGULATORY COMPLIANCE CHECKLIST**

24 CFR Section	Requirement	Compliance		Plan Pages
		No	Yes	
91.325(a)(5)	Authority of State		✓	
91.325(a)(6)	Consistency with Plan		✓	
91.325(a)(7)	Acquisition and relocation		✓	
91.325(a)(8)	Section 3		✓	
<b>91.325(b)</b>	<b>Community Development Block Grant Program</b>			
91.325(b)(1)	Citizen participation		✓	
91.325(b)(2)	Consultation with local governments		✓	
91.325(b)(3)	Community development plan		✓	
91.325(b)(4)	Use of funds		✓	
91.325(b)(5)	Compliance with anti-discrimination		✓	
91.325(b)(6)	Excessive force		✓	
91.325(b)(7)	Compliance with laws		✓	
<b>91.325(c)</b>	<b>Emergency Shelter Grant Program</b>			
	Compliance with criteria		✓	
<b>91.325(c)</b>	<b>Housing Opportunities for Persons with AIDS</b>			
	Compliance with criteria		✓	
<b>91.330</b>	<b>MONITORING</b>			
	Standards			
	Procedures			

