

Grantee: Commonwealth of Puerto Rico

Grant: B-11-DN-72-0001

July 1, 2012 thru September 30, 2012 Performance Report



Grant Number:

B-11-DN-72-0001

Obligation Date:**Award Date:****Grantee Name:**

Commonwealth of Puerto Rico

Contract End Date:

03/17/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$5,000,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:**Total Budget:**

\$5,000,000.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:**1. NSP3 Grantee Information**

The Commonwealth of Puerto Rico has been allocated \$5,000,000 in funds from the third round of the Neighborhood Stabilization Program (NSP3) by the U.S. Department of Housing & Urban Development (HUD). The Neighborhood Stabilization Program (NSP3) is authorized under the Dodd-Frank Wall Street Reform and Consumer Protection Act. The Office of the Commissioner of Municipal Affairs of Puerto Rico (OCAM, for its Spanish Acronym) has been designated as the grantee responsible to establish and implement the NSP3 program in Puerto Rico.

This Action Plan constitutes a second substantial amendment to its current, approved five year Consolidated Plan and Annual Action Plan for Program Year 2010. On March 11, 2011 OCAM submitted to HUD the first NSP3 Substantial Amendment, which was eventually approved by HUD on March 17, 2011. This second NSP3 Action Plan amendment describes the outcomes of OCAM's RFP process, which identified the areas of greatest need identified by the participating municipalities. The descriptions of such areas are included in Sections 2 and 7 of this document, while the corresponding maps are included as an attachment.

OCAM has designed its needs and location criteria based on the areas of greatest need defined by the NSP3 Mapping Tool, that municipalities submitted to OCAM after the approval of the first NSP3 Action Plan. As required by Regulation, funds will be targeted to areas of greatest need based on the number and percentage of home foreclosures, the number and percentage of homes financed by subprime mortgage loans, and the number and percentage of homes in delinquency. Additionally, the size of target areas was taken in consideration assuring that those chosen are small enough so that funds can have a positive measurable impact in the neighborhood. Funds will be used according to NSP3 requirements and any other pertinent rule or regulation.

NSP3 funds will be used for the acquisition, rehabilitation, redevelopment, new construction and resale of vacant or foreclosed residential properties in the potential target areas. As mentioned, these areas were defined based on the eligible areas that participating municipalities submitted to OCAM. However, as discussed below, the use of NSP3 funds will be limited to municipalities that received funds under NSP1.

2. Areas of Greatest Need

OCAM will distribute NSP funds to municipalities in the greatest need categories as outlined in Section 2301(c)(2) of HERA, as amended by the Recovery Act and the Dodd-Frank Act. These need categories are areas with: the greatest percentage of home foreclosures, the highest percentage of homes financed by a subprime mortgage or home loan, or can be identified as areas most likely to face a significant rise in foreclosures.

The areas with the greatest need were selected among the existing NSP1 sub-recipients, in order to supplement and strengthen previous stabilization efforts. Most of these Municipalities (sub-recipients) have several census tracts that fall within the state's cumulative, total foreclosure needs scores (State Minimum Threshold = 2). HUD program data and other local sources of information have been used to identify specific areas that have significantly higher-than-average vacancy rates, subprime rates and foreclosures

Summary of Distribution and Uses of NSP Funds:

In those cases where a census tract does not comply with the state's minimum threshold during the mapping process, the municipality submitted a smaller specific area that complies with such threshold.



Map Submission

The final maps generated by the NSP3 Mapping Tool, are included as attachments in this second amendment to the Action Plan.

Data Sources Used to Determine Areas of Greatest Need

Recommended data sources to determine the areas of greatest need.

Response:

The municipalities interested in participating of NSP 3 funds (9 out of the 11 sub recipients of NSP 1), submitted a proposal to OCAM where they identified potential areas using HUD's NSP3 Mapping Tool and "Neighborhood Stabilization Program Data".

As explained in "HUD's Methodology for Allocating the Funds for Neighborhood Stabilization Program 3 (NSP3)", the mapping tool is based in a model comprised of three factors that explain most foreclosures and delinquent loans. These are:

- Rate of Subprime Loans. This is measured with HMDA data on high cost and high leverage loans made between 2004 and 2007. These data are available at the Census Tract (neighborhood) level.
- Increase in unemployment rate between March 2005 and March 2010. These data are from the BLS Local Area Unemployment Statistics, at the city and county level.
- Fall in Home Value from Peak to Trough. Home value data at the Metropolitan Area level is available quarterly through March 2010 from the Federal Housing Finance Agency Home Price Index.

In addition, the model considers the aggregate impact of the foreclosure crisis on individual neighborhoods between 2007 and 2010. To do this, HUD estimated for each neighborhood the number of foreclosure starts between January 2007 and March 2010 as well as the number of foreclosure completions between January 2007 and June 2010, and each neighborhood was assigned the larger of the two estimates. Finally, it also includes March 2010 administrative data from the United States Postal Service on addresses not picking up mail for 90 days or longer as indicator.

Additional data sources were also considered, including, but not limited to: the State Consolidated Plan for 2010-2014 Needs Assessment2, U.S. Census Bureau and private real estate data sources. Municipalities were also encouraged to interview local real estate brokers to gather housing demand and supply information.

How Fund Use Addresses Market Conditions:

In order to determine the areas of greatest need, OCAM conducted a competitive application process by soliciting proposals from NSP 1 sub-recipients (11 entitlement and non-entitlement municipalities). The Request For Proposals (RFP) provided specific guidance on how to design projects that have a strong impact, rather than scatter developments. Proposals may be a new project and/or the completion of an existing NSP1 project.

The RFP guidelines were based in the criteria established by NSP Policy Alert (Guidance on Mapping and Needs Data for State NSP3 Action Plans). These include:

- Identification of potential target areas of greatest need: Neighborhoods within each municipality that have unique market characteristics. The proposed NSP3 program, attempts to match existing and short-term market conditions with an appropriate response in order to recover and re-use abandoned and foreclosed properties. Targeting NSP1 funded areas is crucial to assure long-term stabilization and prevent further deterioration in these areas. These municipalities (7 in total) had identified potential areas using HUD's NSP3 Mapping Tool. The Areas of Greatest Need map had to be created by following the instructions at the HUD NSP3 Mapping Tool for Preparing Action Plan Website at <http://www.huduser.org/NSP/NSP3.html>.
- Market analysis supporting the activities of the identified target area: The acquisition and rehabilitation of properties in the identified target areas must be in accordance with local real estate market conditions. The Municipalities had to analyze market supply conditions, especially as they relate to foreclosed and abandoned homes. They must have shown understanding of demand characteristics, and trends, and drawn appropriate conclusions regarding the areas where NSP funds can have the most impact considering a Grantee/sub-recipient-driven homeownership program. municipalities were encouraged to identify areas that will also have a competitive resale market. OCAM will evaluate the marketability of the units and their relation to job markets, public transportation alternatives and services that support the needs of low and moderate income persons. Further guidance on market aspects supporting homeownership activity is provided in the NSP3 Program Design Guidebook <http://hudnsphelp.info/media/resources/NSP3DesignGuidebook.pdf>.
- Intended program impact: OCAM evaluated the defined areas of greatest needs taking into consideration program goals, measures and outcomes. Municipalities had to submit information showing the intended impact of their proposed projects. Detailed criteria were provided to Municipalities through an RFP that was made available to sub-recipients on April 4th, 2011, once the first amendment to the Action Plan was approved. Criteria included, but was not limited to: optimization of program income, marketability of the unit, cost per housing unit provided, impact on the stabilization of the neighborhood and compliance with the 25% set aside for low-income families.

1. Sub-applicant capacity: As part of the RFP process OCAM evaluated the capacity of the municipality relating to the following:
2. Property evaluation, feasibility analysis, and acquisition;
3. If required, construction/rehabilitation specification-writing and estimation, and/or review of specifications and estimates created by developers;
4. A sound procurement

How Fund Use Addresses Market Conditions:

Management aspects;

- Construction inspections, draw reviews, approvals, and processing;
- Income certification and underwriting to fill the financing gap; and,
- An efficient and cost effective marketing and home sales structure.



- Timeline: To be eligible to receive NSP funds, the municipalities striving to participate in the program had to present to OCAM a "Letter of Intent", ten (10) days from the approval of the first Amendment to the Plan. As it was mentioned, the NSP3 "Request for Proposal" was made available on April 4th, 2011. Proposals had to be submitted no later than May 19th, 2011. Upon OCAM's proposals evaluation, the Agency is submitting this second amendment with the final needs and target area mapping data. A period of fifteen (15) days for public comments was provided before its submission for HUD approval.

Proposal process and other general criteria

- The Commonwealth will select proposals that can meet all requirements and that such can be implemented within the NSP3 deadlines.
- The State will competitively award NSP3 funds based upon applications received from eligible applicants.
- All of the participating municipalities will be evaluated based on their previous performance under NSP1, particularly project execution and previous compliance, as an indication of municipalities' capacity to carry out NSP activities.
 - An evaluation committee will rank all proposals submitted. Proposals not initially funded will be placed on an "NSP alternates" project list, in the event that another funded project is deemed not feasible. Any subsequent NSP awards will be made from the pool of identified "NSP alternates" based on the initial prioritized ranking.
 - Initial awardees will have six months from full execution of their Grant Agreements to demonstrate substantial progress in establishing viable projects. At a minimum, "substantial progress" will include: development plan, sub-recipient site control and completion of the NSP environmental review.
 - The State will reserve the right to reject any application that does not meet requirements of the statute or that fails to demonstrate feasibility.

Final Areas of Greatest Need:

Reflecting the deteriorating economic situation, as unemployment increased and the housing market stagnated, the financial situation of households in Puerto Rico has deteriorated. As a result, foreclosures have increased considerably since the second quarter of 2009.

According to data from the Office of the Commissioner for Financial Institutions (OCIF), since 2008 and up to the first quarter of 2011, a total of 16,864 loans, amounting to \$2,393.2 million, were in foreclosure in Puerto Rico. During this quarter, 774 loans were foreclosed representing \$127.0 million, an increase of 10% from same quarter of 2010, which is an improvement from the rise of 20.4% in the previous quarter, but still is a reflection of growing housing affordability issues.

Nine (9) out of the eleven municipalities, sub recipients of NSP 1 funds, submitted a proposal to OCAM for NSP 3 funds. One of these proposals was not considered by the Evaluation Committee because it was substandard.

How Fund Use Addresses Market Conditions:

Of the 8 areas that were considered, 7 met the State's minimum NSP3 score. Areas were developed using HUD's NSP3 Mapping Tool to assure compliance with the State minimum threshold of 2 points.

A total of 15 areas were identified within these 7 municipalities. As shown in the previous map, these municipalities include Quebradillas, Bayamón, San Juan, Maunabo, Maricao, Toa Baja and Yauco. All but San Juan and Yauco identified one area of need. San Juan, identified 8 areas, while Yauco identified 2.

As mentioned, all these sectors obtained a NSP Score higher than 2, the State Minimum Threshold for Puerto Rico. Those that reflect the highest score are all in San Juan, (Neighborhood IDs 1423797, 4337097, 4147033, and 7618164). A description of the different indicators for these areas is included in the following paragraphs. The data presented is that included in the NSP 3 mapping tool and HUD's Neighborhood Stabilization Program Data.

In the case of Quebradillas, the total housing units in the area identified by the municipality is 970 (according to the Census). The percent of persons whose income is less than 120% of the Annual Median Income (AMI) is 58.1%, while 42.0% of persons have an income less than 80% of the AMI. Data from the US Postal Office identifies a total of 3,375 USPS Residential Addresses in the area, of which 34 have been vacant 90 or more days.

Data of foreclosure estimates for the area indicate that 42 total housing units received a mortgage between 2004 and 2007. Nineteen percent (19%) of housing units in the area had a high cost mortgage between 2004 and 2007. The percent of housing units 90 or more days delinquent or in foreclosure is 5.2% for the same period.

Bayamón, neighborhoods have 171 housing units. The percent of persons whose income is less than 120% of the Annual Median Income (AMI) is 63.4%, while 45.8% of persons have an income less than 80% of the AMI. On the other hand, data of the USPS reflects that the area has 643 Residential Addresses in its neighborhood, 7 of which were vacant 90 or more days. A total of 29 housing units received a mortgage between 2004 and 2007. Of the total housing units in the area, 27.6% had a high cost mortgage between 2004 and 2007. According to these data, 6.1% of housing units were 90 or more days delinquent or in foreclosure.

In Maunabo, the total housing units in the neighborhood is 26. The percent of persons whose income is less than 120% of the Annual Median Income (AMI) is 50.3%, and the percent of persons who have an income less than 80% of the AMI, 33.1%. The area selected in Maunabo has 110 USPS Residential Addresses, 2 of which were vacant 90 or more days. A total of 63 the housing units received a mortgage between 2004 and 2007. Almost one fourth of the total housing units (24.8%) had a high cost mortgage. Seven percent (7%) of housing units were 90 or more days delinquent or in foreclosure.

The area identified in Maricao, has 70 housing units. The percent of persons whose income is less than 120% of the Annual Median Income (AMI) is 65.2%, while 48.3% of persons have an income less than 80% of the AMI. There is no data available for Maricao USPS Residential. Two housing units received



How Fund Use Addresses Market Conditions:

a mortgage between 2004 and 2007, while 16.3% of the units in the sector had a high cost mortgage. Five point nine percent (5.9%) of the housing units were 90 or more days delinquent or in foreclosure.

Toa Baja, neighborhood has 1,110 housing units according to Census data. The percent of persons whose income is less than 120% of the Annual Median Income (AMI) is 60.5%, while 42.0% of persons have an income less than 80% of the AMI. On the other hand, a total 776 USPS Residential Addresses are registered in the sector, 19 of which were been vacant 90 or more days. The total housing units to receive a mortgage between 2004 and 2007 was 225. Of the total amount of housing units, 16.0% were of high cost. The percent of housing units 90 or more days delinquent or in foreclosure is 5.3%.

As mentioned before, there were 8 sectors or areas identified in San Juan meeting the State Threshold. Of these, four sectors scored higher than 2. These are: "Playita y el Checo", "Cantera", "El Chicharo" and "Buena Vista". The average percent of persons whose income is less than 120% of the Annual Median Income (AMI) in these areas is 88.64%, while the average for persons that have an income less than 80% of the AMI is 76.98%. Almost twenty eight percent of the housing units (27.94%) had a high cost mortgage between 2004 and 2007, and the average percentage of Housing Units 90 or more days delinquent or in foreclosure is 6.98%.

Finally, in the municipality of Yauco there are 2 areas that scored 2. Total housing units in the first area is 1,370. The percent of persons whose income is less than 120% of the Annual Median Income (AMI) is 91.7%, and 79.0% of persons have an income less than 80% of the AMI. This sector does not have USPS Residential Addresses registered. However, in the case of the housing units, the number of those that receive a mortgage between 2004 and 2007 was 54. Of the total housing units, 30.4% were had a high cost mortgage. The percent of housing units 90 or more days delinquent or in foreclosure is 6.8%.

For the second area, the total housing units is 1,264. The percent of persons whose income is less than 120% of the Annual Median Income (AMI) is 82.3%, while 64.3% of persons have an income less than 80% of the AMI. This sector has 141 USPS Residential Addresses registered in its neighborhood and 6 of them were vacant 90 or more days. The total housing units to receive a mortgage between 2004 and 2007 is 40. Twenty two percent (22.0%) of the housing units have a high cost mortgage. The percent of housing units 90 or more days delinquent or in foreclosure is 6.3%.

Ensuring Continued Affordability:

Ensuring Continued Affordability: Continued affordability will be ensured through deed restrictions, covenants running with the land, or other mechanisms approved by HUD, in accordance with the requirements of 24 CFR 92.254 for owner-occupied units and local HOME program standards. The recapture option/provision will be used to control the resale of the homebuyer property during the affordability period. Restrictions to sale during the affordability period will be included in deeds or agreements registered at the Puerto Rico Department of Justice Property Register.

Definition of Blighted Structure:

Blighted structures: A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare in context of local laws and in accordance with the laws of the Commonwealth of Puerto Rico.

Definition of Affordable Rents:

Housing Rehabilitation/New Construction Standards:

Applicable Housing Rehabilitation Standards: Rehabilitation or Redevelopment of existing housing, will comply with the minimum Housing Quality Standards for Section 8 housing as defined in 24 CFR 982.401. Redevelopment and/or rehabilitation activities of foreclosed, abandoned or vacant property must meet applicable laws, codes and other requirements relating to housing safety, quality and habitability. All projects requiring substantial rehabilitation will be designed to meet the standard for Energy Star Qualified New Homes. For rehabilitation that is not substantial, grantees must meet those standards to the extent applicable to the rehabilitation work undertaken.

New housing construction will be carried out in compliance with section 24 CFR 92.251, HOME Program property standards, and the Puerto Rico's construction requirements. These construction standards require that properties meet all applicable local building codes and laws, so properties are considered decent and safe. Developers of new housing are required to incorporate green building and energy efficiency standards into their projects and thus comply with the standard for Energy Star Qualified New Homes.

Vicinity Hiring:

Grantees/Sub-recipients must, to the maximum extent feasible, provide for the hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small business that are owned and operated by person's residing in the vicinity of NSP3 projects, meaning neighborhoods identified by the grantee as areas of greatest needs. For the purpose of administering this requirement, HUD is adopting the Section 3 applicability thresholds for community development assistance at 24 CFR 135.3 (a)(3)(ii). In addition, OCMA and the sub-recipients will comply with Section 3 of the Housing and Urban Development Act of 1968 (12 USC 1701u) and other related requirements when applicable.

In order to comply with this requirement the following strategies will be followed:

(A) In the RFP process, the municipalities must present a plan to comply with vicinity hiring and Section 3 requirements, which must include a (1) purpose and policy statement, (2) action plan and goals, (3) contracting policies and procedures, (4) certification procedures, (5) training opportunities, (6) evaluation of Section 3 proposals and (7) reporting and recordkeeping requirements; and (B) contractual agreements



between the OCAM and Municipalities will include a clause requiring municipalities to show reasonable efforts to hire employees or contract with small business that are owned or operated by persons residing in the vicinity of the project. Other required contract clauses will also be included. OCAM will provide specific guidance and requirements on the Vicinity Hiring Plan and other related compliance issues.

Procedures for Preferences for Affordable Rental Dev.:

OCAM will not establish rental preference procedures, because rental is not considered in the activities being promoted. As stated, the objective is to comply with NSP3 objectives, while promoting homeownership and increasing the stock of affordable housing. Moreover, OCAM does not have the capacity or organizational structure to manage rental activities, nor previous experience managing rental programs. OCAM will comply with its objectives without the need to assume the additional administrative costs and burdens associated to rental housing.

Grantee Contact Information:

Glorymar Cortes Areizaga
 Auxiliary Commissioner of Federal Programs OCAM
 (787) 754-1600
 gcortes@ocam.pr.gov

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,000,000.00
Total Budget	\$0.00	\$5,000,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$500,000.00	\$0.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,250,000.00	\$2,141,892.98

Overall Progress Narrative:



During the past quarter, the participating municipalities submitted updated NSP3 Proposals and OCAM’s consultant Engineer evaluated and approved 6 (six). Also, the NSP3 Proposals were submitted to OCAM’s environmental assessor and the municipalities of Maunabo, Quebradillas, and Yauco have begun procedures to obtain permits, for the properties they identified, with the State Historic Preservation Officer (SHPO). All other Municipalities reported that they are at the property selection process. With the assistance of Estudios Tecnicos, Inc. OCAM will continue providing individualized NSP3 Technical Assistance. During this quarter no expenditures have been reported.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ACQ/REHAB, Acquisition and Rehabilitation	\$0.00	\$5,000,000.00	\$0.00



Activities

Grantee Activity Number:	11-NS-11-001-Bayamon-LH25
Activity Title:	Acquisition and Rehabilitation of Housing Units

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Acquisition and Rehabilitation

Projected End Date:

09/17/2013

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF BAYAMON

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$180,932.53
Total Budget	\$0.00	\$180,932.53
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
MUNICIPALITY OF BAYAMON2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 50% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. The municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- , described in 24 CFR 92.254.

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential developments within the Municipality of Bayamón: Braulio Dueño and Villa Rica Developments.

Activity Progress Narrative:

The Municipality of Bayamon submitted an updated NSP3 Proposal. Bayamon requested an expansion of NSP3 available areas due to a low availability of eligible areas in this municipality. OCAM has submitted a request to HUD for an expansion of the eligible target areas for NSP3. Cloudburst Consultants and OCAM conducted a site visit to the proposed target area for NSP3.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 11-NS-11-002-Bayamon-LMMI
Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

ACQ/REHAB

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

08/01/2011

Projected End Date:

09/17/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

MUNICIPALITY OF BAYAMON

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$542,797.58
Total Budget	\$0.00	\$542,797.58
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
MUNICIPALITY OF BAYAMON2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 120% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. As mentioned above, the municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- described in 24 CFR 92.254.

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential developments within the Municipality of Bayamón: Braulio Dueño and Villa Rica Development

Activity Progress Narrative:

The Municipality of Bayamon submitted updated NSP3 Proposal. Bayamon requested an expansion of NSP3 available areas due to a low availability of eligible areas in this municipality. OCAM has submitted a request for expansion in the eligible target areas for NSP3. . OCAM and Cloudburst Consultants conducted site visit to the proposed target area for NSP3.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 11-NS-43-001-Maricao-LH25

Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

ACQ/REHAB

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

08/01/2011

Projected End Date:

09/17/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

MUNICIPALITY OF MARICAO

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$226,114.53
Total Budget	\$0.00	\$226,114.53
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
MUNICIPALITY OF MARICAO2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 50% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. The municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- , described in 24 CFR 92.254.

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of Maricao: Maricao Afuera Ward and Pueblo Ward, both located in 105 St. Km.25.1

Activity Progress Narrative:

The Municipality of Maricao is in process of updating the NSP3 Proposal. The Municipality has requested OCAM to evaluate their NSP3 Eligible Area. NSP Coordinator and other OCAM representatives conducted site visit to the proposed NSP3 rehabilitation project.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	11-NS-43-002-Maricao-LMMI
Activity Title:	Acquisition and Rehabilitation of Housing Units

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
ACQ/REHAB

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
08/01/2011

Projected End Date:
09/17/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
MUNICIPALITY OF MARICAO

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$527,600.58
Total Budget	\$0.00	\$527,600.58
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
MUNICIPALITY OF MARICAO2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 120% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. As mentioned above, the municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- described in 24 CFR 92.254.

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of Maricao: Maricao Afuera Ward and Pueblo Ward, both located in 105 St. Km.25.1

Activity Progress Narrative:

The Municipality of Maricao is in the process of submitting an updated NSP3 Proposal. The Municipality has requested OCAM to evaluate their NSP3 Eligible Area. NSP Coordinator and other OCAM representatives conducted site visit to the proposed NSP3 rehabilitation project.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 11-NS-44-001-Maunabo-LH25

Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

ACQ/REHAB

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

08/01/2011

Projected End Date:

09/17/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

MUNICIPALITY OF MAUNABO

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$646,450.35
Total Budget	\$0.00	\$646,450.35
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
MUNICIPALITY OF MAUNABO2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 50% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. The municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- , described in 24 CFR 92.254.

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of Maunabo:

Activity Progress Narrative:

The Municipality of Maunabo submitted an updated NSP3 Proposal. The Municipality begun procedures to obtain permits, for the properties they identified, from the State Historic Preservation Officer (SHPO).

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	11-NS-52-001-Quebradillas-LH25
Activity Title:	Acquisition and Rehabilitation of Housing Units

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

ACQ/REHAB

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

08/01/2011

Projected End Date:

09/17/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

MUNICIPALITY OF QUEBRADILLAS

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$589,811.01
Total Budget	\$0.00	\$589,811.01
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
MUNICIPALITY OF QUEBRADILLAS2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 50% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. The municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- , described in 24 CFR 92.254.

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of Quebradillas:

Activity Progress Narrative:

The Municipality of Quebradillas submitted an updated NSP3 Proposal. The Municipality begun procedures to obtain permits, for the properties they identified, from the State Historic Preservation Officer (SHPO).

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	11-NS-52-002-Quebradillas-LMMI
Activity Title:	Acquisition and Rehabilitation of Housing Units

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
ACQ/REHAB

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
08/01/2011

Projected End Date:
09/17/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
MUNICIPALITY OF QUEBRADILLAS

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$21,400.00
Total Budget	\$0.00	\$21,400.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
MUNICIPALITY OF QUEBRADILLAS2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 120% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. As mentioned above, the municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- described in 24 CFR 92.254.

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of Quebradillas:

Activity Progress Narrative:

The Municipality of Quebradillas submitted an updated NSP3 Proposal. The Municipality begun procedures to obtain permits, for the properties they identified, from the State Historic Preservation Officer (SHPO).

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	11-NS-65-001-San Juan-LH25
Activity Title:	Acquisition and Rehabilitation of Housing Units

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
ACQ/REHAB

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
08/01/2011

Projected End Date:
09/17/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
MUNICIPALITY OF SAN JUAN

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$280,051.90
Total Budget	\$0.00	\$280,051.90
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
MUNICIPALITY OF SAN JUAN2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 50% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. The municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- , described in 24 CFR 92.254.

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of San Juan: Playita y el Checo; Barrio Obrero, La Marina, and Buena Vista; Cantera; El Chicharo; Seboruco; Villa Palmera; Shanghai

Activity Progress Narrative:

The Municipality of San Juan submitted an updated NSP3 Proposal. The Municipality has reported that it is in the process of selecting properties for the NSP3 project.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 11-NS-65-002-San Juan-LMMI
Activity Title: Acquisition and Rehabilitation of Housing Units

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 ACQ/REHAB

Project Title:
 Acquisition and Rehabilitation

Projected Start Date:
 08/01/2011

Projected End Date:
 09/17/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 MUNICIPALITY OF SAN JUAN

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$488,655.71
Total Budget	\$0.00	\$488,655.71
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
MUNICIPALITY OF SAN JUAN2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 120% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. As mentioned above, the municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- described in 24 CFR 92.254.

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of San Juan: Playita y el Checo; Barrio Obrero, La Marina, and Buena Vista; Cantera; El Chicharo; Seboruco; Villa Palmera; Shanghai.

Activity Progress Narrative:

The Municipality of San Juan submitted an updated NSP3 Proposal to OCAM. The Municipality reported that it is in the process of selecting properties for the NSP3 project.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	11-NS-68-001-Yauco-LH25
Activity Title:	Acquisition and Rehabilitation of Housing Units

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
ACQ/REHAB

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
02/07/2012

Projected End Date:
09/17/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
MUNICIPALITY OF YAUCO

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$289,492.06
Total Budget	\$0.00	\$289,492.06
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
MUNICIPALITY OF YAUCO2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 50% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. The municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- , described in 24 CFR 92.254.

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of Yauco:

Activity Progress Narrative:

The Municipality of Yauco submitted an updated NSP3 Proposal. The municipality of Yauco begun procedures to obtain permits, for the properties they identified, from the State Historic Preservation Officer (SHPO).

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	11-NS-68-002-Yauco-LMMI
Activity Title:	Acquisition and Rehabilitation of Housing Units

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
ACQ/REHAB

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
02/07/2012

Projected End Date:
09/17/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
MUNICIPALITY OF YAUCO

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$434,238.00
Total Budget	\$0.00	\$434,238.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 120% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. As mentioned above, the municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- described in 24 CFR 92.254.

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of Yauco:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	11-NS-70-001-Toa Baja-LH25
Activity Title:	Acquisition and Rehabilitation of Housing Units

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
ACQ/REHAB

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
08/01/2011

Projected End Date:
09/17/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
MUNICIPALITY OF TOA BAJA

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$240,000.00
Total Budget	\$0.00	\$240,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
MUNICIPALITY OF TOA BAJA2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 50% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. The municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- , described in 24 CFR 92.254.

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of Toa Baja:

Activity Progress Narrative:

The Municipality of Toa Baja submitted an updated NSP3 Proposal. The Municipality has requested OCAM to evaluate their NSP3 Eligible Areas. The Toa Baja Municipality also requested an expansion of NSP3 available areas because the available Target Areas are classified as flood notice areas in this municipality.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	11-NS-70-002-Toa Baja-LMMI
Activity Title:	Acquisition and Rehabilitation of Housing Units

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
ACQ/REHAB

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
08/01/2011

Projected End Date:
09/17/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
MUNICIPALITY OF TOA BAJA

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$532,455.75
Total Budget	\$0.00	\$532,455.75
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
MUNICIPALITY OF TOA BAJA2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide grants to selected municipalities to purchase, rehabilitate and sell housing to qualified buyers. Municipalities can also acquire a site and develop new low, moderate and middle income housing. As in NSP 1, municipalities are allowed to sell directly to qualified homebuyers with incomes not exceeding 120% AMI. This activity will allow some of the municipalities that benefitted from NSP1 funds to conduct additional efforts to stabilized areas of greater needs. As mentioned above, the municipalities will be selected through a competitive RFP process. The minimum duration of the activity will be the same as the affordability periods- as they may apply- described in 24 CFR 92.254.

Location Description:

NSP3 funds will be restricted to use in areas of "greatest needs" in the following potential wards within the Municipality of Toa Baja:

Activity Progress Narrative:

The Municipality of Toa Baja submitted an updated NSP3 Proposal. The Municipality has requested OCAM to evaluate their NSP3 Eligible Areas. Toa Baja also has requested an expansion of NSP3 available areas because the available target areas are classified as flood notice areas in this municipality.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	1
Monitoring Visits	0	0
Audit Visits	0	0
Technical Assistance Visits	0	1
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	0

