

Grantee: Puerto Rico

Grant: B-11-DN-72-0001

October 1, 2013 thru December 31, 2013 Performance Report



Grant Number:

B-11-DN-72-0001

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

Puerto Rico

Contract End Date:

03/17/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$5,000,000.00

Grant Status:

Active

QPR Contact:

Tomasita Rosado

LOCCS Authorized Amount:

\$5,000,000.00

Estimated PI/RL Funds:

\$1,000,000.00

Total Budget:

\$6,000,000.00

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. The second NSP3 Action Plan amendment described 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. On February 12, 2013, OCAM submitted its third NSP3 Substantial Amendment to the HUD. The Substantial Amendment modifies the NSP3 target areas for the participating NSP3 Municipalities to include areas where foreclosed or abandoned homes are available. The corresponding maps are available as part of the Substantial Amendment document posted on OCAM's website.

OCAM has designed its needs and location criteria based on the areas of greatest need defined by the NSP3 Mapping Tool, that municipalities originally submitted to OCAM after the approval of the first NSP3 Action Plan and as part of the third NSP Substantial Amendment. 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



Summary of Distribution and Uses of NSP Funds:

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 foreclosure starts. In Substantial Amendment No. 3, OCAM has used the average score (weighted by housing units per the Notice) to qualify the new areas.

The final maps generated by the NSP3 Mapping Tool, are included as part of the Substantial Amendment submitted to HUD and posted on OCAM's website.

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:

&bull 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.

>&bull 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.

>&bull 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 Assessment, 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:

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:

&bull 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>.

&bull 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



<http://hudnshelp.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 spe

How Fund Use Addresses Market Conditions:

g and estimation, and/or review of specifications and estimates created by developers;

4. A sound procurement management aspects;
5. Construction inspection, draw reviews, approvals, and processing;
6. Income certification and underwriting to fill the financing gap; and,
7. 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's was made be 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 fund,

How Fund Use Addresses Market Conditions:

NSP 3 funds. One of these proposals was not considered by the Evaluation Committee, 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. On February 12, 2013, the target areas were revised as a result of NPS3 Substantial Amendment No. 3. The maps showing the revised target areas can be viewed in the Substantial Amendment document posted on OCAM's website.,

Originally, 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. As part of the NSP3 Substantial Amendment No. 3, there are 60 block groups identified within the same seven (7) Municipalities. The following table describes the proposed block groups:

Block Group	Neighborhood ID #	# Housing Units	NSP3 Score
Bayamon 30700 1	3294494	490	1
Bayamon 30903 6	8086181	318	2
Bayamon 30903 7	5431884	399	2
Bayamon 31201 1	2085449	313	1
Bayamon 31201 2	6438232	358	1
Bayamon 31502 8	8458892	397	

How Fund Use Addresses Market Conditions:

Maricao 960200 1	3263458	530	2
Maricao 960200 2	4466735	73	2
Maunabo 951400.1	6837036	297	1
Maunabo 951400.2	4034423	534	1
Maunabo 951600 1	4837524	423	2
Quebradillas 330200 1	4905090	641	2
Quebradillas 330200 2	2632019	680	2
Quebradillas 330200 3	8717346	987	2
San Juan 2900 1	7798339	563	8
San Juan 2900 2	5370086	445	8
San Juan 3000 1	1029113	252	2

How Fund Use Addresses Market Conditions:

San Juan 3200 1	2157409	387	2,
San Juan 3200 2	2375213	718	2
San Juan 3400 1	7734619	658	3
San Juan 3400 2	9470458	333	3



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San Juan 3501 1	6378356	272	6	
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San Juan 3501 2	1008789	428	6	
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San Juan 3501 3	5579376	669	6	
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San Juan 3501 4	5502197	193	6	
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San Juan 3600 1	1239501	342	3	
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San Juan 3700 1	5882049	443	2	
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San Juan 3700 2	7804931	388	2	
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San Juan 3700 3	8269927	559		

How Fund Use Addresses Market Conditions:

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San Juan 3700 4	4305786	450	2	
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San Juan 3800 1	8194122	576	2	
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San Juan 3800 2	2685577	524	2	
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San Juan 5101 1	5369262	295	1	
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San Juan 5101 2	1785522	276	1	
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San Juan 5101 3	4973480	326	1	
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San Juan 5102 3	5691711	525	1	
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San Juan 5102 4	9347412	292	1	
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San Juan 5204 1	7561309	422	1	
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San Juan 5300 1	3401885	379	1	
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San Juan 5300 2	6175109	472	1	
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San Juan 5300 3	4715850	311	1	
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San Juan 5602 4	1229614	827	1	
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San Juan 5602 4	9417999			

How Fund Use Addresses Market Conditions:

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Toa Baja 120300 1	8259765	527	2	
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Toa Baja 120300 2	7804656	573	2	
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Toa Baja 121300 5	3003356	568	1	
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Toa Baja 121801 1	4371154	654	1	
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Toa Baja 121801 3	226232	703	1	
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Toa Baja 122200 1	5639801	634	1	
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Toa Baja 122200 4	9970062	885	1	
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Yauco 750101 1	2739685	1401	2	
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Yauco 750201 1	1360900	605	1.01	
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Yauco 750201 2	1691589	765	1	
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Yauco 750400 2	3533172	708	1	
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Yauco 750400 3	7764556	521	1
Yauco 750400 4	6868621	408	1
Yauco 750400 5	7649749	403	1
Yauco 750602 1	8747833	822	2
Yauco 750602 2	7148223	&nb	

How Fund Use Addresses Market Conditions:

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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:

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,000,000.02
Total Budget	\$0.00	\$5,000,000.02
Total Obligated	\$0.00	\$5,000,000.02
Total Funds Drawdown	\$348,448.95	\$3,644,172.57
Program Funds Drawdown	\$348,448.95	\$3,644,172.57
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$279,252.72	\$3,451,374.66
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	\$2,540,958.93



Overall Progress Narrative:

During this quarter the OCAM staff visited all the NSP3 Municipalities to establish an expenditure plan that included requisition dates and deadlines, technical assistance on regulation, technical assistance on reporting and general aid in the rehabilitation process. Also, the OCAM staff followed up on the agreed action items with the Municipalities to further assist in the expenditure process and or make any amendments to the budgets. In addition, the OCAM started a reconciliation process between the total drawn down funds and the funds that were reported as expended. A correction to the total expenditures of the Municipality of Toa Baja and the Municipality of Yauco is underway. The corrections will be made by OCAM to be reflected in the DRGR system. Furthermore, an Engineer from the OCAM scheduled site visits to assist the OCAM staff with the rehabilitation projections for the municipalities and comply with the expenditure deadline.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ACQ/REHAB, Acquisition and Rehabilitation	\$348,448.95	\$6,000,000.00	\$3,644,172.57



Activities

Project # / Title: ACQ/REHAB / Acquisition and Rehabilitation

Grantee Activity Number: 11-NS-11-001-Bayamon-LMMI

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 - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

09/17/2013

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF BAYAMON2

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$449,114.76
Total Budget	\$0.00	\$449,114.76
Total Obligated	\$0.00	\$542,797.58
Total Funds Drawdown	\$117,475.00	\$446,814.72
Program Funds Drawdown	\$117,475.00	\$446,814.72
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$190,425.00	\$446,814.72
MUNICIPALITY OF BAYAMON2	\$190,425.00	\$446,814.72
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: As outlined in the Action Plan areas of greatest need.

Activity Progress Narrative:



During this quarter the Municipality of Bayamon did not report any expenditures. A Prior Period Correction was made to the expenditures reported in this DRGR activity to reflect the actual expenditure totals. There was a difference of \$190,425.00 and the changes were made to reflect the actual expenditure amount.

>An auction for the construction of new housing units was performed but due to the high cost, the funds could not adjudicate for the LMMI units until they NSP1 units are sold and Program Income is obtained.

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-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:
Under Way

Project Title:
Acquisition and Rehabilitation

Projected End Date:
09/17/2013

Completed Activity Actual End Date:

Responsible Organization:
MUNICIPALITY OF BAYAMON2

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$274,615.34
Total Budget	\$0.00	\$274,615.34
Total Obligated	\$0.00	\$180,932.53
Total Funds Drawdown	\$4,375.00	\$57,112.24
Program Funds Drawdown	\$4,375.00	\$57,112.24
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$4,750.00	\$57,112.24
MUNICIPALITY OF BAYAMON2	\$4,750.00	\$57,112.24
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: as outlined in the Action Plan areas of greatest need.

Activity Progress Narrative:

During this quarter the Municipality of Bayamon did not report any expenditures. A Prior Period Correction was made to the activity to reflect the actual expedites to date. The system reflected a difference of \$4,750.00.

>Also an auction of construction of new housing units was performed and the company Miguelito Asphalt was awarded the construction of the LISA units.



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-LMMI
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 - LMMI

Activity Status:
Under Way

Project Title:
Acquisition and Rehabilitation

Projected End Date:
09/17/2013

Completed Activity Actual End Date:

Responsible Organization:
MUNICIPALITY OF MARICAO2

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$527,600.58
Total Budget	\$0.00	\$527,600.58
Total Obligated	\$0.00	\$527,600.58
Total Funds Drawdown	\$0.00	\$343,248.30
Program Funds Drawdown	\$0.00	\$343,248.30
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$17,914.72	\$353,914.72
MUNICIPALITY OF MARICAO2	\$17,914.72	\$353,914.72
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: As outlined in the Action Plan areas of greatest need.

Activity Progress Narrative:

During this quarter the Municipality of Maricao did not report any expenditures. A Prior Period Correction was made to this activity to reflect the actual expenditure amount. A difference of \$17,914.72 was reflected in the system.

>Also, the rehabilitation of dwellings started and the Municipality has several requisitions in transit.



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-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:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

09/17/2013

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF MARICAO2

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$226,114.53
Total Budget	\$0.00	\$226,114.53
Total Obligated	\$0.00	\$226,114.53
Total Funds Drawdown	\$0.00	\$147,106.42
Program Funds Drawdown	\$0.00	\$147,106.42
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$7,440.00	\$151,440.00
MUNICIPALITY OF MARICAO2	\$7,440.00	\$151,440.00
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: as outlined in the Action Plan areas of greatest need.

Activity Progress Narrative:

During this quarter the Municipality of Maricao did not report any expenditures.

>A Prior Period Correction was made to the expenditures for this activity. The correction consisted of an increase of \$7,440.00 to reflect the actual expenditure.

>During this quarter the rehabilitation of the dwellings started and the Municipality has several requisitions in transit.



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 MAUNABO2

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$646,450.35
Total Budget	\$0.00	\$646,450.35
Total Obligated	\$0.00	\$646,450.35
Total Funds Drawdown	\$16,000.00	\$271,730.00
Program Funds Drawdown	\$16,000.00	\$271,730.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$16,000.00	\$271,730.00
MUNICIPALITY OF MAUNABO2	\$16,000.00	\$271,730.00
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:As outlined in the Action Plan areas of greatest need.

Activity Progress Narrative:

During this quarter the Municipality of Maunabo reported \$16,000.00 in expenditures for this activity. >Prior Period Correction was made to indicate the accurate expenditure amount for this activity. The expenditure total is \$271,730.00. The Municipality completed the procurement process for rehabilitation of three houses previously acquired. They also completed the documents for acquisition of the fourth unit and are waiting for the disbursement of the funds. The Municipality plans to make some transfers of the original budget to complete the disbursement of funds on time.

>



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

Project Number:
ACQ/REHAB

Projected Start Date:
08/01/2011

Benefit Type:
Direct (HouseHold)

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

Activity Status:
Under Way

Project Title:
Acquisition and Rehabilitation

Projected End Date:
09/17/2013

Completed Activity Actual End Date:

Responsible Organization:
MUNICIPALITY OF QUEBRADILLAS2

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$611,211.01
Total Budget	\$21,400.00	\$611,211.01
Total Obligated	\$21,400.00	\$611,211.01
Total Funds Drawdown	\$24,000.00	\$495,850.00
Program Funds Drawdown	\$24,000.00	\$495,850.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$51,400.00	\$501,850.00
MUNICIPALITY OF QUEBRADILLAS2	\$51,400.00	\$501,850.00
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:As outlined in the Action Plan areas of greatest need.

Activity Progress Narrative:

During this quarter the Municipality of Quebradillas reported \$15,000.00 in expenditures. Prior Period Correction was made to reflect actual expenditures to date. The system was reflecting a difference of 51,400.00 that was corrected to show real expenditures.

>The contracts for the rehabilitation of the units were granted and rehabilitation of all the properties commenced.



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

Project Number:
ACQ/REHAB

Projected Start Date:
08/01/2011

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acquisition and Rehabilitation

Projected End Date:
09/17/2013

Completed Activity Actual End Date:

Responsible Organization:
MUNICIPALITY OF QUEBRADILLAS2

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	(\$21,400.00)	\$0.00
Total Obligated	(\$21,400.00)	\$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	(\$21,400.00)	\$0.00
MUNICIPALITY OF QUEBRADILLAS2	(\$21,400.00)	\$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:As outlined in the Action Plan areas of greatest need.

Activity Progress Narrative:

Prior Period Correction was made to reflect real expenditures to date. This activity was not assigned funds and the correction to the expended funds was made to show zero expenditure. Contracts for therehabilitationof the unitswere granted and the construction has comenced.



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-LMMI
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 - LMMI

Activity Status:
 Under Way

Project Title:
 Acquisition and Rehabilitation

Projected End Date:
 09/17/2013

Completed Activity Actual End Date:

Responsible Organization:
 MUNICIPALITY OF SAN JUAN2

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$494,797.56
Total Budget	\$0.00	\$494,797.56
Total Obligated	\$0.00	\$494,797.56
Total Funds Drawdown	\$9,086.00	\$420,303.43
Program Funds Drawdown	\$9,086.00	\$420,303.43
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$9,086.00	\$420,303.43
MUNICIPALITY OF SAN JUAN2	\$9,086.00	\$420,303.43
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: As outlined in the Action Plan areas of greatest need.

Activity Progress Narrative:

During this quarter the Municipality of San Juan reported \$9,086.00 in expenditures. A correction was made to show expenditures to date from this activity. Also, the Municipality continue the outreach process to identify potential buyers for the acquired housing units.



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-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 SAN JUAN2

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$273,910.05
Total Budget	\$0.00	\$273,910.05
Total Obligated	\$0.00	\$273,910.05
Total Funds Drawdown	\$3,637.00	\$249,687.00
Program Funds Drawdown	\$3,637.00	\$249,687.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$3,637.00	\$249,687.00
MUNICIPALITY OF SAN JUAN2	\$3,637.00	\$249,687.00
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:As outlined in the Action Plan areas of greatest need.

Activity Progress Narrative:

During this quarter the Municipality of San Juan reported \$ 3,637.00 in expenditures. A correction was made to reflect accurate expenditures to date. Also, the Municipality continues the outreach process to identify potential buyers for the acquired housing units. The Municipality completed the rehabilitation of one of the properties acquired.



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-LMMI
Activity Title:	Acquisition and Rehabilitation of Housing Units

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
ACQ/REHAB

Projected Start Date:
02/07/2012

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acquisition and Rehabilitation

Projected End Date:
09/17/2013

Completed Activity Actual End Date:

Responsible Organization:
MUNICIPALITY OF YAUCO2

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$500,853.23
Total Budget	\$0.00	\$500,853.23
Total Obligated	\$0.00	\$494,171.85
Total Funds Drawdown	\$39,267.00	\$454,222.54
Program Funds Drawdown	\$39,267.00	\$454,222.54
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$434,238.00
MUNICIPALITY OF YAUCO2	\$0.00	\$434,238.00
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:As outlined in the Action Plan areas of greatest need.

Activity Progress Narrative:

During this quarter the Municipality of Yauco did not report any expenditures.



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-LH25
Activity Title:	Acquisition and Rehabilitation of Housing Units

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
ACQ/REHAB

Projected Start Date:
02/07/2012

Benefit Type:
Direct (HouseHold)

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

Activity Status:
Under Way

Project Title:
Acquisition and Rehabilitation

Projected End Date:
09/17/2013

Completed Activity Actual End Date:

Responsible Organization:
MUNICIPALITY OF YAUCO2

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$222,876.87
Total Budget	\$0.00	\$222,876.87
Total Obligated	\$0.00	\$229,558.25
Total Funds Drawdown	\$11,158.90	\$193,308.88
Program Funds Drawdown	\$11,158.90	\$193,308.88
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$162,867.52
MUNICIPALITY OF YAUCO2	\$0.00	\$162,867.52
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:As outlined in the Action Plan areas of greatest need.

Activity Progress Narrative:

During this quarter the Municipality of Yauco did not report any expenditures.



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-LMMI
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 - LMMI

Activity Status:
Under Way

Project Title:
Acquisition and Rehabilitation

Projected End Date:
09/17/2013

Completed Activity Actual End Date:

Responsible Organization:
MUNICIPALITY OF TOA BAJA2

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$486,674.96
Total Budget	\$0.00	\$486,674.96
Total Obligated	\$0.00	\$514,495.36
Total Funds Drawdown	\$82,711.51	\$405,876.24
Program Funds Drawdown	\$82,711.51	\$405,876.24
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$296,417.03
MUNICIPALITY OF TOA BAJA2	\$0.00	\$296,417.03
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:As outlined in the Action Plan areas of greatest need.

Activity Progress Narrative:

During this quarter the Municipality of Toa Baja reported \$68,956.25 in Expenditures. All works during the quarter were related to the rehabilitation of 2 properties, cleanup of all available acquired properties and the evaluation of works to be perform in the properties.

>A correction to the total expenditures of this activity is underway. The corrections will be made by OCAM to be reflected in the DRGR system.



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-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 BAJA2

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$285,780.78
Total Budget	\$0.00	\$285,780.78
Total Obligated	\$0.00	\$257,960.37
Total Funds Drawdown	\$40,738.54	\$158,912.80
Program Funds Drawdown	\$40,738.54	\$158,912.80
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$105,000.00
MUNICIPALITY OF TOA BAJA2	\$0.00	\$105,000.00
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:As outlined in the Action Plan areas of greatest need.

Activity Progress Narrative:

During this quarter the Municipality of Toa Baja reported \$33,963.49 in expenditures. All works during the quarter were related to the rehabilitation of 1 properties, cleanup of all available acquired properties and the evaluation of works to be perform in the properties
Also, the Municipality follow up the bank underwriting process of 3 families interested to acquire NSP units. Once the referred process is over, the families will comply with the homebuyer seminar requirements.

>A correction to the total expenditures of this activity is underway. The corrections will be made by OCAM to be reflected in the DRGR system.



>

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

