



# Puerto Rico Neighborhood Stabilization Program

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PICTURES



# Overview of NSP1

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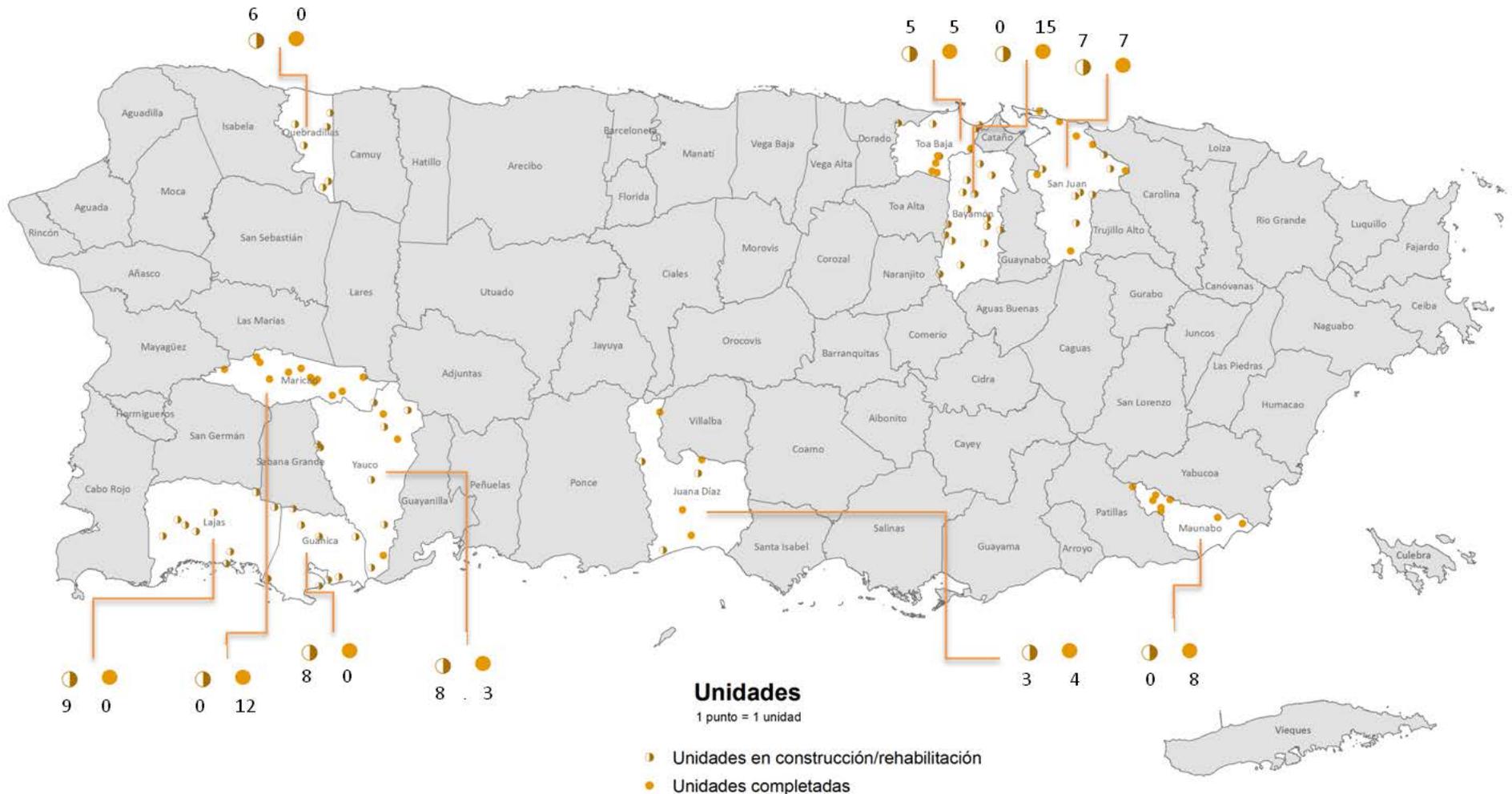


# Overview of NSP1



- The "Neighborhood Stabilization Program" (NSP) was created as part of the Housing and Economic Recovery Act (HERA) of 2008. It seeks to provide assistance to communities adversely affected by the mortgage crisis, through the granting of funds to state and municipal governments in order to acquire foreclosed properties, public nuisances, reduce the depreciation in value of neighboring residential units and rehabilitate housing units to make them affordable to eligible families.
- So far, funds have been issued under three headings: NSP1, NSP2 and NSP3. The Office of the Commissioner of Municipal Affairs (OCMA) has received funds under NSP1 and NSP3.
- The population that will benefit from these programs are the families of low and moderate income. Particularly, it has been established by federal law, that at least 25% of the funds will benefit low-income families.
- In its action plan, the OCAM established that - within the eligible activities - NSP 1 funds would be used for rehabilitation and new construction of housing, and the development of public facilities to help stabilize neighborhoods.
- Under NSP1, eleven (11) municipalities received funds after completing a competitive process.

# Unidades de Vivienda NSP1



Municipality	Assigned Funds NSP1	Project	
		Rehabilitation, Construction or New Development	Public Facilities
<b>Maricao</b>	<b>\$1,422,450.14</b>	Paseo Maricao is a new construction project for 12 apartments.	N/A
<b>Bayamón</b>	<b>\$4,942,131.98</b>	Construction and rehabilitation of 15 housing units in Vista Alegre, Bayamón	Construction of plazas and public spaces, parking for the residencies, and other infrastructure projects that will benefit the community Vista Alegre, Bayamón.
<b>Quebradillas</b>	<b>\$1,386,438.75</b>	Six (6) apartment construction project.	Rehabilitation of antique theater that is situated in the town square of Quebradillas. This structure has become a community center and will be used for this purpose.
<b>Juana Díaz</b>	<b>\$1,134,358.97</b>	Rehabilitation project for 8 houses.	N/A
<b>Maunabo</b>	<b>\$1,080,341.88</b>	Maunabo Apartments Is a construction project of eight (8) "townhouse" type units.	N/A

<b>Guánica</b>	\$1,116,353.28	Construction of an apartment complex.	N/A
<b>Yauco</b>	\$1,278,404.56	Rehabilitation Project of 11 houses.	N/A
<b>Morovis</b>	\$1,080,341.88	N/A	Construction of medical offices that will benefit the surrounding community.
<b>Lajas</b>	\$1,170,370.37	Construction of an apartment complex with nine (9) housing units.	N/A
<b>Toa Baja</b>	\$1,494,472.93	Rehabilitation of ten (10) houses and/or apartments.	N/A
<b>San Juan</b>	\$1,534,335.26	Rehabilitation of ten (14) houses and/or apartments.	N/A
<b>Total</b>	\$ 19.6 millions	Rehabilitation and construction of approximately 100 housing units for low and medium income families.	Construction and rehabilitation of 3 Public Facilities that will benefit low and moderate income communities.

# Maricao



# Bayamón



Quebradillas



**APARTMENTS**

**PUBLIC  
FACILITY**



# Juana Diaz



# Maunabo



# Morovis



**BEFORE**

**AFTER**



# Guánica



BEFORE

A  
F  
T  
E  
R



# Lajas



**BEFORE**



**AFTER**

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# Toa Baja



# San Juan



# Yauco



# NSP3



OCAM takes into consideration the difficulties the Municipalities have encountered with the eligible NSP-3 target areas approved in the Action Plan. Several of the eligible areas are declared flood zones or are not within the Municipalities means under NSP-3.

OCAM is currently in the process of submitting a Substantial Amendment for the NSP-3 Action Plan. This amendment aims to include NSP-1 eligible areas to the NSP-3 Action Plan. In this way, the Municipalities will be able to continue the NSP-3 objectives while accomplishing a significant impact in the NSP-1 eligible areas.

A citizen participation process began on November 27, 2012 and ended on December 12, 2012.

As a result, the OCAM received three communications. The Municipality of Bayamon, San Juan, and Toa Baja declared their efforts to comply with NSP-3 and the complications they have encountered to obtain eligible properties.

These Municipalities provided a list of areas to be included in the NSP-3 Action Plan Substantial Amendment; their petitions have been taken into consideration by OCAM.

Municipality	Assigned Funds
Maricao	\$753,715.11
Bayamón	\$723,730.10
Yauco	\$723,730.10
Quebradillas	\$611,211.01
San Juan	\$768,707.61
Toa Baja	\$772,455.74
Maunabo	\$646,450.35
	Rehabilitation and construction of housing units for low and moderate income families.

# Unidades de Vivienda NSP3

