

GOVERNMENT OF PUERTO RICO

# STATE CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS 2020-2024 & 2020 ANNUAL ACTION PLAN

AUGUST 2020



**FINAL PLAN**

PLAN CONSOLIDADO  
DE VIVIENDA Y DESARROLLO COMUNITARIO DEL  
ESTADO Y PLAN DE ACCIÓN ANUAL

DEPARTAMENTO DE LA  
VIVIENDA  
GOBIERNO DE PUERTO RICO

AFV

DEPARTAMENTO DE LA  
FAMILIA  
GOBIERNO DE PUERTO RICO

DEPARTAMENTO DE  
SALUD  
GOBIERNO DE PUERTO RICO

Aprobado por la Comisión Estatal de Elecciones CEE-SA-2020-4649

## Executive Summary

### ES-05 Executive Summary - 91.300(c), 91.320(b)

#### 1. Introduction

The Consolidated Plan of the Commonwealth of Puerto Rico is the five-year housing and community development plan required by the United States Department of Housing and Urban Development (HUD) to guide the distribution of its Community Planning and Development (CPD) formula grant funds.

HUD resources addressed by the Annual Action Plan include the state's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and the Housing Trust Fund (HTF) programs.

The lead agency of the 2020-2024 Consolidated Plan is the Puerto Rico Department of Housing (PRDOH). This agency coordinates all efforts toward the development of the housing and community development strategies that the PR-State government included on its five-year Consolidated Plan and executes annually as established in its action plan. In addition, the PRDOH is responsible for the administration of the PR-State CDBG Program allocation, as established by Local Law (Act 162, 2018). Other agencies currently responsible for the administration of Programs are:

1. The Puerto Rico Department of the Family, which administers the Emergency Solutions Grant Program (ESG);
2. The Puerto Rico Department of Health, which administers the Housing Opportunities for Persons with AIDS Program (HOPWA) in conjunction with the Municipality of San Juan; and
3. The Puerto Rico Housing Finance Authority, which administers the HOME Investment Partnerships Program (HOME) and the Housing Trust Fund program (HTF).

The *Consolidated Plan* addresses the community needs of the State Jurisdiction in the context of the goals and objectives of Title I of the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, as amended. Based on the needs assessment, which required the undertaking of a research and consultation process, the State developed the set of goals, strategies and activities to be undertaken during the 2020-2024 planning and implementation period.

The Consolidated Plan of the Commonwealth of Puerto Rico is the five-year housing and community development plan required by the United States Department of Housing and Urban Development (HUD) to guide the distribution of its Community Planning and Development (CPD) formula grant funds.

HUD resources addressed by the Annual Action Plan include the state's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and the Housing Trust Fund (HTF) programs.

The lead agency of the 2020-2024 Consolidated Plan is the Puerto Rico Department of Housing (PRDOH). This agency coordinates all efforts toward the development of the housing and community development strategies that the PR-State government included on its five-year Consolidated Plan and executes annually as established in its annual action plan. In addition, the PRDOH is responsible for the administration of the PR-State CDBG Program allocation, as established by Local Law (Act 162, 2018). Other agencies currently responsible for the administration of Programs are

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The strategic approach and actions to be undertaken by the responsible Commonwealth Agencies can be summarized into three main areas and related activities following the basic goals of Title I of the Housing and Community Development Act of 1974:

### **Provide Decent Housing**

- Provide street outreach, supportive services and emergency shelter
- Provide homeless prevention and rapid rehousing assistance
- Provide housing assistance and supportive services to persons living with HIV.
- Support homeownership by providing down payment and closing cost assistance
- Address the need of substandard housing by supporting rehabilitation of rental housing
- Increase the supply or preserve affordable rental housing by supporting rehabilitation and production of housing, prioritizing special needs projects
- Promote the development of special needs projects, which are those that provide supportive service.
- Address the need of substandard housing by supporting construction of rental housing

### **Create a Suitable Living Environment**

- Improve the quality of special needs populations, in particular the elderly, by supporting homecare services.
- Provide support services for youth, victims of domestic violence, and employment counseling.
- Improve safety and livability of neighborhoods by investing in public facilities, infrastructure and urban renewal.
- Set-aside funds for emergency relief.

### **Expand Economic Opportunity**

- Promote the development of microenterprises.
- Invest in public facilities that support business development.
- Create and retain jobs to low- and moderate-income persons.

The specific goals and other summary information is presented in the Appendix.

### **3. Evaluation of past performance**

This Consolidated Annual Performance Report (CAPER), provides an overview of the progress made during PY 2018-2019, the fourth year of the Puerto Rico State 2015-2019 Housing and Community Consolidated Plan. During Program Year 2018, the state undertook activities consistent with the approved strategic and annual action Plan, for the following programs: Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Housing Trust Fund (HTF), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA).

Each of these programs of the Consolidated Plan invested available resources in eligible activities to address the needs of the low- and moderate-income persons with the final goals of:

- increasing the availability, accessibility, and affordability of decent housing,
- create suitable living environments, and
- provide economic opportunities for low- and moderate-income individuals.

Even with the challenges faced by Puerto Rico in the social and economic context, the State has made progress in meeting its 2018 goals and objectives and is moving forward the 5 year goals.

The summary of each program performance during program year 2018 is included as an Appendix.

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### **4. Summary of citizen participation process and consultation process**

The State Citizen Participation Plan provides a framework and process by which the PR-State consolidated planning efforts comply with the citizen participation requirements in the regulations. It is the policy of the PRDOH to effectively incorporate meaningful citizen participation and consultation processes into the Consolidated Plan analysis and strategic decision-making processes. This action ensures adequate citizen involvement in the planning, implementation and evaluation of its housing and community development programs with a special emphasis on the participation of low- and moderate-income persons, Local and State government agencies and community organizations. As a result of this policy towards encouraging and facilitating a wide-range participation of residents and stakeholders in the development of all HUD required consolidated planning documents, the PRDOH develops the Five-Year Consolidated Plan, Annual Action Plans, Substantial Amendments, and the Consolidated Annual Performance and Evaluation Report (CAPER). The primary purpose of the participation processes is the

identification of needs, allocation of funding, and program recommendations related to the consolidated planning process.

## **Citizen Participation Actions**

### **Citizen Participation Actions**

The following citizen participation actions were taken as part of the 2020-2024 consolidated planning process:

**Public Hearing Notice:** The PRDoH posted a public notice on the *El Vocero* newspaper on the edition for Wednesday 19th, February 2020. It invited the general population to participate of the Public Hearings for the CDBG, HOME, ESG, HOPWA and HTF Programs 2020-2024 Consolidated Plan and PY 2020 Annual Action Plan. Complying with the Consolidated Plan regulations, the hearings were held at least two (2) weeks after the notice was published.

Also, the public notice was posted in the Official PRDOH's Web Page. This action expanded the outreach efforts with the objective of increasing the citizen feedback, buy-in and support of the Consolidated Plan activities. As well, notification was sent via email to stakeholders, including non-entitlement municipalities and non-for-profit organizations (NPOs).

**Public Hearing:** The Public Hearing was conducted on Friday, March 6, 2020, 8:00 a.m. at the Automobile Accident Compensation Administration (ACAA, for its Spanish acronym) Central Office, located at 249 Arterial Hostos, Esquina Chardón, San Juan, P.R. A total of 106 persons attended the hearing.

State Agencies officials (CDBG, HOME, ESG, HOPWA, HTF) made a presentation of the Plan process and each program. The presentation included a description of: objectives; content of the Plan, the consolidated planning process; identification of needs; proposed strategies and method of distribution and the opportunities for citizens and other stakeholders to comment. Attendees could present proposals and comments about the needs of their communities and how can they be addressed in the plan, as well as recommendations on the strategies and methods of distribution of funds that were presented. All information gathered at the public hearing, was analyzed and a summary of the comments and the state's response is included in a next section.

A second hearing was conducted on May 21, 2020 in the context of the CDBG-CV CARES Act allocations[1], which provided another opportunity to receive comments on the needs and the impediments to fair housing choice. A total of 71 persons participated of this second hearing, representing nonprofit organizations, municipalities, and public agencies. In accordance with the flexibilities provided by the CARES Act, five additional days were provided for public comments. No additional comments regarding the needs or barriers were received.

Copies of all the public notices, the webpage notice and attendance sheet are included in the Appendix Section.

## **5. Summary of public comments**

A total of six comments were received during the public hearings and no comments were received at the publication of the Plan. A table of the summary of public comments received during the public hearing is available in section PR-15.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

No comments from the public hearing were rejected. In the case of the consultation with the CoCs one comment was rejected. NPOs recommended the ESG Program to share administrative funds. In accordance with the regulations in 24 CFR § 576.108 b(1) and the need of resources to administer the Program, the PRDF decided not to make an allocation to NPOs during this program year.

## **7. Summary**

The 2020-2024 Consolidated Plan and the PY 2020 Annual Action Plan are the Puerto Rico State Government comprehensive housing affordability strategy and community development plan and an application for funding under the HUD's Community Planning and Development formula grant programs. The Plan includes strategic activities to address the State housing, economic and community development needs for the aforementioned period. The State is an Entitlement Community for the Community Development Block Grant (CDBG Program), for the Emergency Solutions Grant Program (ESG Program), for the Housing Opportunities for Persons with AIDS Program (HOPWA Program) and a participating jurisdiction for the HOME Investment Partnership Program (HOME Program) and the Housing Trust Fund Program (HTF Program).

The plan is prepared in accordance with the 24 CFR Part 91, Consolidated Submissions for Community Planning and Development Programs. The Consolidated plan and Annual action plan include strategies to be undertaken under the previously mentioned formula grant programs.

The Plan has three (3) statutory objectives established by HUD to address the needs of the low to moderate income individuals. The specific statutory objectives are:

- Providing Decent and Affordable Housing;
- Creating a Suitable Living Environment; and
- Expanding Economic Opportunities

The overall goal of the State plan is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate-income persons. The primary means towards this end is to extend and strengthen

partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.300(b)

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PUERTO RICO	Puerto Rico Department of Housing (PRDOH)
HOPWA Administrator	PUERTO RICO	Municipality of San Juan & Department of Health
HOME Administrator	PUERTO RICO	Puerto Rico Housing Finance Authority (PRHFA)
ESG Administrator	PUERTO RICO	Puerto Rico Department of Family (PRDF)
	PUERTO RICO	Puerto Rico Housing Finance Authority (PRHFA)

Table 1 – Responsible Agencies

#### Narrative

The lead agency of the 2020-2024 Consolidated Plan is the Puerto Rico Department of Housing. This agency coordinates all efforts toward the development of the housing and community development strategies that the PR-State government included on its five-year Consolidated Plan and executes annually as established in its action plan. In addition, PRDOH is responsible for the administration of the PR-State CDBG Program allocation, as established by Local Law (Act 162, 2018).

In this effort, the PRDOH works in conjunction with three (3) State agencies, that are responsible to act as HUD grantees and administrators for the Community Planning and Development Programs. These agencies are the Puerto Rico Housing Finance Authority (PRHFA) for the HOME and HTF Programs, the Department of Family for the ESG Program and the Department of Health for the HOPWA Program. In the case of the HOPWA Program, although the Health Department is the State HOPWA grantee, the Municipality of San Juan acts as the program administrator in accordance to a collaborative agreement originally signed between the parties back in year 2010.

#### Consolidated Plan Public Contact Information

In compliance with the provisions of Section 91.115 of Title 24 of the Code of Federal Regulations, Part I of the Law of Housing and Community Development of 1974, as amended, and the flexibilities provided in the context of the CARES Act 116-136, the PRDoH announced the availability of the plan in a general circulation newspaper (see appendix for the announcement). Copies of the Consolidated Plan 2020-2024 were available from the date of its publication on August 25, 2020, for review and submitting comments in the Internet at <https://www.vivienda.pr.gov/cdbg-estado>. Due to the safety measures required in the context of COVID-19, a telephone number was provided to persons with difficulties to access Internet, to make the arrangements for a physical copy (787- 274-2527 extensions 5109 & 5110).

***Comments to the plan should be addressed to:***

Name: Ms. Aida Gracia

Position: Special Aide to the Secretary, PRDOH

[cdbg-municipal@vivienda.pr.gov](mailto:cdbg-municipal@vivienda.pr.gov)

***Questions regarding consolidated planning may be addressed to:***

Ms. Aida Gracia

Special Aide to the Secretary

[cdbg-municipal@vivienda.pr.gov](mailto:cdbg-municipal@vivienda.pr.gov)

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.200(l) and 91.315(l)**

### **1. Introduction**

The Puerto Rico Consolidated Plan 2020-2024 and the Annual Action Plan 2020 integrate the allocation of a variety of Federal funds for projects and activities benefitting low- and moderate-income persons. Applicable funds include those of the State Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Housing Trust Fund (HTF), Housing Opportunities of Persons with Aids (HOPWA) and Emergency Solutions Grant (ESG).

The Consolidated Plan represents a collective effort from the State to obtain the views of the Municipalities, Private, nonprofit, and public organizations, the private sector and other stakeholders. To obtain their views the state contacted and integrated them through meetings, email communications, a survey, focus groups, and an interagency committee, among other available means. Discussions included housing and community development needs, and barriers and constraints regarding housing and community development programs in Puerto Rico, among other topics.

The establishment of effective partnerships among the consolidated plan stakeholders and interested parties, offers a wide range of benefits to the plan institutional structure. All consolidated plan stakeholders have key data, financing, and other resources with which, the lead agency can align the goals and programs. In addition, the State can leverage other public and private resources such economic development, transportation, and public health funding. Further, establishing strong relationships provides greater opportunity across all parties, including the low- and moderate-income population groups and the communities.

The following sections provide a summary of the state's activities to enhance coordination with these stakeholders, as well as mandatory requirements regarding ESG and CoCs in the jurisdiction.

### **Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

Besides complying with the citizen participation and consultation minimum requirements, the PRDoH promotes and undertakes ongoing consultation, collaboration and interaction efforts throughout the program year. The objective behind these efforts is to develop strategic and accountable partnerships among the stakeholders that will lead to achieve greater results. Continued communication among the parties will allow to assess effectiveness of programs throughout the year, and what may be improved in future planning cycles. Based on this communication and feedback, the PRDOH may prioritize further consultation based on partnerships that will help to implement specific projects and activities. Building

partnerships with stakeholders around shared priorities provides a strong foundation that supports continued collaboration.

As well, the administrators of other Programs such as HOPWA's director and the ESG Director participate in different multisectoral committees and groups (ex. CoCs, HIV and STDs Public Policy Multisectorial Committee, HIV Integrated Planning Housing Committee), which provide for the coordination with of stakeholders.

This document represents a collective effort from a comprehensive array of State and private organizations. Coordination with all stakeholders was achieved during the two public hearings conducted, a series of focus groups that were conducted and the establishment of an interagency committee that met on a regular basis as part of the planning process.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Department of the Family actively participates in the CoCs and is the Collaborative Agency of the CoC 502. Currently, the State ESG Program is represented in both CoCs which facilitates the integration of ESG into the CoC planning processes. Meetings with both CoCs are held regularly. They continue collaborating to maintain veterans functional at zero to prevent and eradicate the situation of veterans, youth and chronic homeless. Similarly, the Department is actively participating of the coordinated entry system committee where different strategies are developed to prevent and eradicate the situation of homeless youth and families with children, as well as families and youth at risk of homelessness. To assure integration and participation of ESG's subrecipients, organizations and municipalities will continue requiring participating in CoC's subcommittees of their area and participating of the coordinated entry system.

As part of the consolidated planning process strategies are defined with the objective of addressing the main and core housing and supportive service needs of homeless individuals and families. In addressing the needs of the homeless population, the above described parties collaborate and interact through a multi-layered service model that involves the non-profit organizations, faith-based initiatives, and other available statewide services entities. The homeless strategy encourages active participation of community-wide agencies and providers to meet the full spectrum of needs of the homeless as well as to identify gaps and priorities in the provision of services to homeless persons. The critical components of the Continuum of Care Strategy include:

- Outreach, intake and assessment
- Emergency Shelter
- Transitional Housing
- Supportive Services
- Rapid Re-Housing

- Permanent Housing
- Homeless Prevention

As part of the FY 2019 competition, Puerto Rico received a total of \$20,554,364 in Continuum of Care allocated funds for both CoCs. With this funding the homeless strategy will be able to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly re-house homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effective utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness. As well, in the context of the COVID-19 pandemic and the funding that will be available through ESG, the PRDF sustained meetings with the BoD of both CoCs in order to identify needs and develop the CARES Act amendments.

**Describe consultation with the Continuum(s) of Care that serves the state in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

As required by the regulation applicable to the consolidated planning process, the PR Department of the Family, as a recipient of the ESG Funds and the Puerto Rico Department of Housing, as the Consolidated Planning Lead Agency, carried out a consultation with the two continuum of care systems, PR-502 and PR-503. The consultation was conducted through online virtual focus group sessions due to the COVID-19 pandemic. These were conducted on May 28 and June 4, 2020 through Zoom app. The participants had the opportunity to comment or ask questions verbally, by writing on the chat or via email after the sessions ended. The first focus group session was held with the members of PR502 and with the participation of around 30 persons from 21 different entities, including 12 non-profit organizations, 6 municipalities and 3 state government agencies. The second session was held with members of PR 503 had the participation of around 50 persons from 37 entities, including 19 non-profit organizations, 17 municipalities and 1 state government agency.

The focus groups were carried out using a semi-structured guide of questions and poll exercises through which they delved into:

- Changes in the needs and characteristics of the homeless;
- Distribution of funds by type of activity and geographical area.
- Development of performance standards and how to evaluate the results of programs and activities.
- Development of policies and procedures for the administration and management of the Homeless Management Information System (HMIS) in which they are required to participate.

See Appendix for details.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	PR Department of Housing
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through written communication. As a result the Agency provided input for the development of the plan. Also the Agency was part of the inter-agency committee in charge of developing the plan and provided input during the meetings conducted by such committee.
2	<b>Agency/Group/Organization</b>	Puerto Rico Department of Family
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Child Welfare Agency Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was part of the inter-agency committee in charge of developing the plan and provided input during the meetings conducted by such committee.
3	<b>Agency/Group/Organization</b>	Puerto Rico Department of Health
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Health Agency Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment HOPWA Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was part of the inter-agency committee in charge of developing the plan and provided input during the meetings conducted by such committee.
4	<b>Agency/Group/Organization</b>	MUNICIPALITY OF SAN JUAN
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Municipality of San Juan was part of the inter-agency committee in charge of developing the plan and provided input during the meetings conducted by such committee.
5	<b>Agency/Group/Organization</b>	Puerto Rico Housing Finance Authority (PRHFA)
	<b>Agency/Group/Organization Type</b>	Housing Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was part of the inter-agency committee in charge of developing the plan and provided input during the meetings conducted by such committee.

**Identify any Agency Types not consulted and provide rationale for not consulting**

Does not apply.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	CoC 502, PR Department of Family	The goals of the CoC 502 Strategic Plan are focused on addressing homelessness, especially the need of placing in permanent housing unsheltered chronic homeless persons. The population of persons with a chronic homeless problem is one of the priorities for the effects of ESG.
Puerto Rico State Housing Plan	PR Department of Housing	The Consolidated Plan was prepared and developed in accordance with the principles included in the Puerto Rico State Public Policy established by the Office of the Governor.
Puerto Rico Disaster Recovery Action Plan 2017	PR Department of Housing	This Plan was designed for the use of CDBG-DR funds in response to 2017 hurricanes Irma & MarÃ-a, (July 29, 2018), as amended. CPD Programs Action Plans include disaster policies and procedures, as well as actions to complement recovery efforts.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Puerto Rico CARES Act Strategic Plan	PR Department of the Treasury	CPD Programs and the flexibilities for their implementation incorporated in the framework of the CARES Act, provide a complementary source of funding to help address the needs and impacts of COVID-19.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(l))**

As required in 24 CFR 93.315 L, the agencies that administer CPD Programs, coordinate efforts with units of local government for the development and implementation of the consolidated plan. Through written communication and public notices, the programs maintain local governments informed of the planning process, providing additional spaces for comments and recommendations. As well, the staff of the programs provide technical assistance to municipalities about consolidated planning, in order for them to be in a better position to contribute with their input. Similarly, municipalities are subrecipients in many of the activities and collaborate with the implementation of housing and community development activities. In the case of CDBG, local laws require the Department of Housing to equally distribute funding to all entitlement municipalities for purposes of implementing the activities.

**Narrative (optional):**

The 24 CFR Part 91.110 provides the framework for the State to undertake a wide consultation process as an integral part of the statewide planning and preparation phases of the 2020-2024 Consolidated Plan and related Annual Action Plan. Through the consultation process, the PRDOH was able to obtain key programmatic and service data from agencies and service providers (public and private) who provide assisted housing, health services, social and fair housing, and those that serve the chronically homeless and address lead-based paint hazards. Also, consultation with local governments in non-entitlement areas of the state is required.

The consultation strategy of the State, provided data in the following planning elements:

- Incorporate local data into planning process and validate the accuracy of this data;

- Gather input on priority needs and target areas;

- Increase coordination among consultation partners;

- Leverage Consolidated Plan activities with other public and private funding sources and Programs;

- Expand upon the outreach efforts of existing planning processes; and

- Increase citizen feedback, buy-in, and support of Consolidated Plan activities.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The Consolidated Plan is a process that promotes the collaboration of state, municipalities and other key stakeholders associated with housing and community development in Puerto Rico to establish a unified vision for community development activities. This strategic planning process allows citizens to participate in the development of a plan for housing and community development programs. The state's implementation of the plan, as well as the plan itself, will be evaluated based on three objectives: (1) To provide decent housing; (2) provide a suitable living environment; and (3) to expand economic opportunities.

For the preparation of the 2020-2024 Consolidated Plan and PY 2020 annual action plan the PRDOH followed the approved citizen participation process and went beyond the regulatory minimums and promoted a wide range engagement of all interested stakeholders, offering opportunities for involvement to all segments of the population in the planning process. The planning process efforts were guided by transparency and promoted freedom of access to the contents of the draft plan. All municipal governments and community planning and development agencies and organizations were invited to participate at the public hearings conducted and to provide comments on the proposed actions. Information was posted in the PRDOH web page.

The following actions were taken as part of the Citizen Participation process:

**Mailing database:** a stakeholder database containing all contact information of nonprofit organizations, municipalities, and other interested parties and groups was used. This information was used to generate a direct invitation by email for the parties to actively participate in the public hearings, including agencies, units of local government and NPOs.

**Public Hearing Notice:** As required by the regulations the State held a public hearing during the Citizen Participation process of the 2020-2024 Consolidated Plan and PY 2020 Annual Action Plan. posted a public notice on the *El Vocero* newspaper on the edition for Wednesday 19th, February 2020. It invited the general population to participate of the Public Hearing for the CDBG, HOME, ESG, HOPWA and HTF Programs 2020-2024 Consolidated Plan and PY 2020 Annual Action Plan. Complying with the Consolidated Plan regulations, the hearing was held at least two (2) weeks after the notice was published.

Also, the public notice was posted in the Official PRDOH's Web Page. This expanded the outreach efforts with the objective of increasing the citizen feedback, buy-in and support of the Consolidated Plan activities.

The meeting was held on Friday, March 6, 2020, 8:00 a.m. at the Automobile Accident Compensation Administration (ACAA, for its Spanish acronym) Central Office, located at 249 Arterial Hostos, Esquina Chardón, San Juan, P.R.

Copies of all the public notices, the webpage notice and attendance sheet are included in the Appendix Section.

A total of six comments were received during the hearing. As well, the state provided a 30-day period after the hearing to receive additional comments. No additional comments were received after the hearing. A summary of the comments received during the hearing are included in table "Summary of Citizen Participation Public Hearing" at the Appendix.

See Appendix for other opportunities for comments and public comment period.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Units of local government, Public Agencies, NPOs, general population	106	During the public hearing a total of 106 participants commented. After the meeting, citizens and municipalities could provide additional written comments for a period of 30 days (until April 10, 2020).		<a href="http://www.vivienda.pr.gov">www.vivienda.pr.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Virtual Public Meeting	Units of local government, Public Agencies, NPOs, general population	71	A second hearing was conducted on May 21, 2020 in the context of the CDBG-CV CARES Act allocations , which provided another opportunity to receive comments on the needs and the impediments to fair housing choice. No additional comments regarding the needs or barriers were received.		<a href="http://www.vivienda.pr.gov">www.vivienda.pr.gov</a>
3	Internet Outreach	NPOs, Public Agencies, Municipalities, General Public	N/A	N/A	N/A	<a href="http://www.vivienda.pr.gov">www.vivienda.pr.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Virtual Public Meeting	NPOs, Public Agencies, Units of local Government, General Public	N/A	No comments were received from the mailing.	N/A	
5	Virtual Public Meeting	NPOs, Units of local Government, and public agencies	80	A total of 80 people participated in the sessions, which were conducted on May 28 and June 4, 2020. Participants represented non-profit organizations, municipalities, government agencies, including two PHAs. The focus group discussion was combined with online polls, to promote more interaction with participants.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Virtual Public Meeting	NPOs, Public Agencies, Units of local Government, General Public		A summary of the consolidated plan was published in a general circulation newspaper.		

**Table 4 – Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

Puerto Rico is a jurisdiction affected by high poverty rates relative to national standards. This is reflected in all social indicators, including income, unemployment, foreclosures, and housing needs. As a result of several factors, main barriers to economic development, and a long-lasting fiscal crisis, the local economy has lost during the past twelve years close to 20% of its output and jobs, and 15% of its population during the 2010-2019 period. The local economic system was unable to recover from the 2009 U.S. Financial Crisis and is now confronting the economic and fiscal challenges brought upon by COVID-19. See Appendix for those issues considered the most pressing needs.

## NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c)

### Summary of Housing Needs

This section of the Consolidated Plan will examine the current status of Puerto Rico's housing market to determine what types of common housing problems may exist among all segments of the population to establish strategies that can be implemented across the Island with HUD-funded programs.

The contraction in the population of Puerto Rico and its changing demographic base affect the household formation and household growth. The population of Puerto Rico declined by 14% between 2010 and 2018. The strong contraction in population cohort below 40 years of age, is driving down the number of households. The number of households declined 4% during the 2010-2018 period. This trend has lowered housing demand and has increased the number of vacant housing on the Island. However, as shown by CHAS data, there is a substantial need for housing in Puerto Rico. As much as 300,040 households with incomes below 100 AMI are considered to have one or more housing problems.

In Puerto Rico, 14% of households with at least one-person age 62 and older and 19% of small family households, renter and owned units combined, have extremely low income (less than 30% HAMFI). According to the data provided in this section, 37% of households with one or more children six years old or younger, have very low income (less than 50% HAMFI).

According to the CHAS, a total of 374,410 households had one or more problems, 47% were renters, and 53% were homeowners. Of this total, 189,285 households were classified as severely low-income households, of which 54% were renters, and 46% were owners. The most represented housing problem is a cost burden, which accounted for 72% of housing problems. Severely cost burden problems among low- and moderate-income households amounted to 124,445 cases, of which 46% were renters and 54% homeowners.

The greatest need among severely cost burden households was among small related families, which accounted for half of the cases (49%) or 67,765 households.

When view by age, 37,820 severely cost burden cases were among the elderly. Those having the greatest need are 0-30% AMI elderly homeowners, which accounted for over 13,145 cases. This will be a fast-growing segment of the population.

Regarding substandard housing, the housing problem is more prevalent among low- and moderate-income homeowners (49,080); close to 27,000 renters also reported living in substandard housing. Very low-income households (0-30% AMI) accounted for the largest groups living in this condition, with 12,165 are renters and 10,990 homeowners.

Demographics	Base Year: 2010	Most Recent Year: 2018	% Change
Population	3,725,789	3,193,354	-14%
Households	1,227,039	1,179,637	-4%

<b>Demographics</b>	<b>Base Year: 2010</b>	<b>Most Recent Year: 2018</b>	<b>% Change</b>
Median Income	\$18,791.00	\$20,166.00	7%

**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

2014-2018 American Community Survey

**Data Source Comments:**

## Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	240,645	135,290	199,315	106,510	555,425
Small Family Households	109,670	48,840	76,140	45,740	306,230
Large Family Households	13,680	7,650	12,105	6,345	42,175
Household contains at least one person 62-74 years of age	45,480	41,715	60,665	34,030	146,930
Household contains at least one person age 75 or older	25,920	30,400	40,945	18,445	63,850
Households with one or more children 6 years old or younger	46,065	17,590	24,165	12,240	69,840

**Table 6 - Total Households Table**

**Alternate Data Source Name:**

2012-2016 CHAS

**Data Source Comments:**

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	12,165	4,390	5,745	2,610	24,910	10,990	6,335	9,455	5,165	31,945
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,585	755	765	370	3,475	795	420	920	300	2,435
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	5,240	2,360	3,055	1,275	11,930	3,160	2,115	3,765	1,870	10,910
Housing cost burden greater than 50% of income (and none of the above problems)	33,405	14,750	8,520	1,325	58,000	31,930	14,800	21,040	7,845	75,615
Housing cost burden greater than 30% of income (and none of the above problems)	38,655	21,065	23,220	7,670	90,610	43,010	24,860	34,850	19,830	122,550

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Zero/negative Income (and none of the above problems)	44,95 5	0 0	0 0	0 0	44,95 5	29,41 5	0 0	0 0	0 0	29,41 5

**Table 7 – Housing Problems Table**

**Alternate Data Source Name:**

2012-2016 CHAS

**Data Source**

**Comments:**

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	56,945	28,915	34,040	12,510	132,410	57,965	33,210	48,860	27,595	167,630
Having none of four housing problems	34,500	25,595	33,515	18,210	111,820	16,865	47,570	82,890	48,190	195,515
Household has negative income, but none of the other housing problems	44,955	0	0	0	44,955	29,415	0	0	0	29,415

**Table 8 – Housing Problems 2**

**Alternate Data Source Name:**

2012-2016 CHAS

Data Source  
Comments:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	26,700	12,915	14,315	53,930	19,670	10,490	16,665	46,825
Large Related	2,475	1,625	1,475	5,575	3,000	1,660	2,815	7,475
Elderly	6,320	5,140	5,555	17,015	19,505	12,305	14,020	45,830
Other	8,075	5,030	6,775	19,880	7,780	2,550	5,145	15,475
Total need by income	43,570	24,710	28,120	96,400	49,955	27,005	38,645	115,605

**Table 9 – Cost Burden > 30%**

Alternate Data Source Name:  
2012-2016 CHAS  
Data Source  
Comments:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	23,140	9,005	4,430	36,575	14,765	6,950	9,475	31,190
Large Related	2,120	1,100	405	3,625	2,195	980	1,305	4,480
Elderly	4,945	2,885	1,925	9,755	13,145	6,655	8,265	28,065
Other	7,315	3,615	2,340	13,270	6,195	1,640	3,615	11,450
Total need by income	37,520	16,605	9,100	63,225	36,300	16,225	22,660	75,185

**Table 10 – Cost Burden > 50%**

Alternate Data Source Name:  
2012-2016 CHAS  
Data Source  
Comments:

## 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	6,330	2,995	3,670	1,170	14,165	3,135	2,000	3,245	1,500	9,880
Multiple, unrelated family households	1,275	470	570	335	2,650	1,630	1,155	1,855	900	5,540
Other, non-family households	190	35	45	30	300	25	10	10	0	45
Total need by income	7,795	3,500	4,285	1,535	17,115	4,790	3,165	5,110	2,400	15,465

**Table 11 – Crowding Information – 1/2**

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	36,505	11,970	13,610	62,085	9,560	5,620	10,555	25,735

**Table 12 – Crowding Information – 2/2**

Alternate Data Source Name:  
2012-2016 CHAS  
Data Source:  
Comments:

## Describe the number and type of single person households in need of housing assistance.

According to the 2018 Puerto Rico Community Survey (five years), there are 330,870 single-person households, consisting of people living alone. Out of this total, 139,372 are male householders, 51,087 were male householders 65 years and over, and 191,498 are female householders, of which 103,863 were female householders 65 years and over. The Commonwealth of Puerto Rico does not have statistics on the specific needs of these households. Notwithstanding, from a social standpoint, elderly households living alone are more vulnerable, given that more than 175,000 have an independent living difficulty.

## **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to 2018, Puerto Rico Community Survey 672,799 persons have disabled status, which represents represents 24% of the total civilian non-institutionalized population. The elderly account for 26% of the disabled population. Over 175,000 have an independent living difficulty, which is equivalent 26% of the elderly civilian non-institutionalized population. The ambulatory difficulty is the most common disability among the elderly (50%). See Appendix for table "Adults 65+ with an Independent Living Difficulty".

In terms of victims of domestic violence, dating violence and sexual assault and stalking, recent data from the Police Department, points to a total of 3,560 incidents have been registered. It is expected that a substantial amount of these will require housing services. This situation, according to several of the stakeholders, has been accentuated in the context of COVID-19

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## **What are the most common housing problems?**

The greatest need is among low and moderate income households that live in households with one or more severe housing problems: lacks kitchen or complete plumbing, severe overcrowding, severe cost burden, which accounted for 44% of households. More than 56,855 households with incomes up to 100% AMI reported living in a substandard housing, of which 86% (49,080) were low and moderate income households.

Severely cost burdened households with a housing cost above 50% of income is also a challenging housing issue. Severely cost burden problems among low and moderate income households amounted to 124,445 cases. This is a reflection of the gap between the median income in Puerto Rico and the median cost of adequate housing. Puerto Rico is a jurisdiction with high housing cost. The CHAS

identified 94,885 households with incomes between 0 to 50% of the AMI severely cost burdened but without any other housing problems, of which 48,155 were renters, and 46,730 were homeowners.

The needs associated to severely overcrowded and overcrowded conditions are less of a problem relative to other housing issues. Households living in overcrowded conditions (1.01-1.5 people per room) amounted to 24,935 low and moderate income households, of which 13,760 were renters and 11,175 homeowners. The CHAS report also reflected that 5,240 low and moderate income households were living in severely crowded conditions (1.51 people per room), among which renters accounted for a larger share (3,105) than homeowners (2,135). Very low-income households (0-30% AMI renters) accounted for the largest share of severe cases, with 1,585 renters and 795 owners. The another of the largest group was 50-80% AMI homeowners with 920 severe cases.

### **Are any populations/household types more affected than others by these problems?**

The greatest need among severely cost burden households was among small related families, which accounted for half of the cases (49%) or 67,765 households, among which very low income 0-30%AMI small related rental households (23,140) and very low income homeowners (14,765) represented the largest share. The needs among 50-80% AMI homeowners (9,475) were also relatively large.

When view by age, 37,820 severely cost burden cases were among the elderly. Those having the greatest need are 0-30% AMI elderly homeowners, which accounted for over 13,145 cases. This will be a fast-growing segment of the population.

Regarding substandard housing, the housing problem is more prevalent among low- and moderate-income homeowners (49,080); close to 27,000 renters also reported living in substandard housing. Very low-income households (0-30% AMI) accounted for the largest groups living in this condition, of with 12,165 are renters and 10,990 homeowners.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Data from the HMIS on families receiving rapid-rehousing assistance, provide information on the characteristics and conditions that affect low-income individuals and families with children who may be at risk of either residing in shelters or becoming homeless. Out of the 458 individuals with an active RRH voucher as of Jun 30, 2020 in both CoCs, Almost three out of every ten (27.3%), have a mental health problem, while one out of every ten (12.0%) have a drug abuse problem. 18.8% have a chronic health condition, while 10% have a physical disability. In terms, of their level of income, based on the Latest Annual Assessment for Stayers one out of every five, have no source of income. This poses significant challenges, which go beyond the need to have the resources to maintain a permanent house in the

future. It raises the need for complementary services to achieve stability. Furthermore, this situation may become even more difficult in the context of COVID-19, and the impact on employment and the economy, and increase the number of persons in risk of homelessness. As of April 2020, one month after the implementation of the lockdown, unemployment rate was expected to increase up to 35% in the last quarter of the current calendar year, while over 200,000 unemployment claims were filed in Puerto Rico.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

In order to estimate at risks population data on cost burden was used. The analysis was complemented by recent indicators on the impacts of the pandemic.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The main cause of homelessness can largely be explained by economics: people who become homeless have insufficient financial resources to obtain or maintain housing. Multiple risk factors are linked with instability and increased risk of homelessness. Individual risk factors include poverty, lack of education, substance abuse, mental illness and domestic violence. They also include discrimination, lack of support for minors, absence of life skills, among other reasons.

The most specific housing characteristic that may cause instability and an increased risk of homelessness is cost burden. According to the data provided, more than 28.3% of Puerto Rico's households are cost burdened. If a household is spending more than 30 percent, and sometimes more than 50 percent, of their monthly income on housing costs, that means that less income remains to pay for other costs that must be sustained in order to live in a safe and acceptable environment. One of the main implications of the cost burden is vulnerability to unexpected life events. In an emergency or illness situation, any additional unexpected expenses could result in an inability to meet housing expenses and potentially result in homelessness.

**Discussion**

## NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater number of housing problems is defined when a member of a racial or ethnic group at a given income level experiences housing problems at a rate greater than 10% of the income level. The data summarizes each minority group experiencing any of four housing problems which include lacking complete kitchen facilities, lacking complete plumbing facilities, more than one person per room, and cost burden greater than 30%.

Racial and ethnic groups statistics for Puerto Rico may hide actual levels of disproportional needs among different groups, because most of the community classifies itself as Hispanics, independently of its racial background. Thus, housing burdens for Hispanics is the same as that as the community. Also, this situation provides limited data on racial groups. Notwithstanding, 2008-2012 CHAS data indicates that Asian and African/Americans, and in some cases whites, are the racial or ethnic groups that have disproportionately greater need.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	114,910	51,365	74,370
White	575	155	515
Black / African American	80	0	95
Asian	0	10	45
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	114,090	51,145	73,580
0	0	0	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

**Alternate Data Source Name:**

2012-2016 CHAS

**Data Source Comments:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	62,125	73,165	0
White	395	315	0
Black / African American	125	55	0
Asian	35	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	61,450	72,690	0
0	0	0	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Alternate Data Source Name:  
2012-2016 CHAS  
Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	82,900	116,405	0
White	545	550	0
Black / African American	130	50	0
Asian	70	45	0
American Indian, Alaska Native	20	10	0
Pacific Islander	0	0	0
Hispanic	82,040	115,690	0
0	0	0	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Alternate Data Source Name:  
2012-2016 CHAS  
Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	40,105	66,400	0
White	490	325	0
Black / African American	40	40	0
Asian	0	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	39,500	65,965	0
0	0	0	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Alternate Data Source Name:**

2012-2016 CHAS

**Data Source Comments:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### Discussion

In Puerto Rico, the racial groups are not significantly diverse, most of the population is considered Hispanic. However, low- and moderate-income Blacks and Asians have disproportionate greater needs. A total of 55% of households have one or more of four housing problems (Lacks complete kitchen facilities, Lacks complete plumbing facilities, More than one person per room, Cost Burden greater than 30%). A total of 480 households with low and moderate income of Blacks, and Asians have one or more of four housing problems. However, as previously stated the sizes of the Black and Asians populations with problems be very small (or in the hundreds).

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.305(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

In this section of the Needs Assessment, the available data will be examined to determine the types of common housing problems faced by particular racial or ethnic segments of the population and the severity of each housing problem. In Puerto Rico most of the population is considered Hispanic, however, Black and Asians groups are also showing Disproportionately Greater Need associated to severe housing problems.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	97,870	68,405	74,370
White	520	210	515
Black / African American	80	0	95
Asian	0	10	45
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	97,125	68,110	73,580
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	45,320	89,965	0
White	345	365	0
Black / African American	85	95	0
Asian	35	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	44,760	89,380	0
Other	0	0	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	52,340	146,970	0
White	415	685	0
Black / African American	14	160	0
Asian	50	60	0
American Indian, Alaska Native	20	10	0
Pacific Islander	0	0	0
Hispanic	51,785	145,945	0
Other	0	0	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20,405	86,105	0
White	210	605	0
Black / African American	25	55	0
Asian	0	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20,115	85,345	0
Other	0	0	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion

There is also a disproportionately greater need when considering severe housing problems among low- and moderate-income Blacks and Asian groups. Asians have disproportionate needs among groups in the 30%-50% and 50%-80% AMI, a total of 290 households have severe housing problems. Among Blacks disproportionate greater needs were found among groups in the 0-30% AMI and 30%-50% AMI, a total 609 households have severe housing problems. However, as previously stated these are very small populations.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A household may be cost burdened when it spends more than 30 percent of its income for housing. A household may be severely cost burdened when housing costs are more than 50 percent of its income. Relatively larger needs associated to cost burden were identified among Blacks and Asian groups.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	828,795	159,555	162,180	86,655
White	6,230	1,205	1,430	615
Black / African American	655	215	225	105
Asian	525	130	110	45
American Indian, Alaska Native	30	15	30	0
Pacific Islander	0	0	0	0
Hispanic	820,265	157,805	160,105	85,725

**Table 21 – Greater Need: Housing Cost Burdens AMI**

**Alternate Data Source Name:**

2012-2016 CHAS

**Data Source Comments:**

### Discussion

There are is no substantial disproportionately greater needs associated to housing cost burdens among racial and ethnic groups. However, relatively larger needs were identified among Blacks and Asian groups.

### **NA-30 Disproportionately Greater Need: Discussion – 91.305 (b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Asians have disproportionate needs among groups in the 30%-50% AMI and 50%-80% AMI. Among Blacks disproportionate greater needs were found among groups in the 0-30% AMI and 30%-50% AMI.

**If they have needs not identified above, what are those needs?**

Specifics surveys on housing needs are not available.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

## NA-35 Public Housing – (Optional)

### Introduction

#### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	50,830	8,581	765	7,636	63	106	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

#### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	73	2	0	1	1		0
# of Elderly Program Participants (>62)	0	0	8,975	1,558	606	938	9		1
# of Disabled Families	0	0	3,611	760	149	589	16		5

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	50,830	8,581	765	7,636	63	106
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	41,687	8,490	764	7,550	62	104	0
Black/African American	0	0	9,127	86	1	81	1	2	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	15	2	0	2	0	0	0
Pacific Islander	0	0	1	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	50,643	8,562	762	7,622	61	106	0
Not Hispanic	0	0	187	19	3	14	2	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

There are 29,792 persons in the public housing waiting list (as of May 2014) and 7,955 (as of June 2014) on that for Section 8. The state does not keep a data base on the characteristics of applicants on the waiting list.

Preliminarily and subject to the final submission of the state's PHA Plan, the most immediate needs of public housing residents are crime prevention, drug elimination, workforce development and family self-sufficiency.

**How do these needs compare to the housing needs of the population at large**

Socioeconomic development in these communities is much lower than in the population at large. Public housing communities have higher rates of unemployment, lower educational attainment and a larger proportion of single-family female headed households (78 % vs. 23%) and disabled persons (7.8% vs. 3.3%) compared to the population at large.

**Discussion:**

## **NA-40 Homeless Needs Assessment – 91.305(c)**

### **Introduction:**

Data of the homeless population, their characteristics and needs derive from the Point in Time Surveys conducted in the jurisdiction and the HMIS. The following sections provide an assessment based on information from the period of 2017 to 2019.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	256	858
Black or African American	99	370
Asian	3	1
American Indian or Alaska Native	14	5
Pacific Islander	0	4
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	618	1,859
Not Hispanic	17	41

Data Source

Comments:

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

A total of 59 families with children were identified in the 2019 PIT. These families are composed of a total of 194 persons. The majority of the families identified are sheltered (69.5%), while 57% of the persons in those families are children 18 years old or younger. It is also important to mention that the majority of the persons who form these families are women (42.9%).

In the case of veterans, a total of 90 persons were identified. A total 18, or 20% are sheltered. In terms of their demographic profile, the majority (96%) are men, while 92% identified themselves as Hispanic. Of those accompanied, one family was identified as having a problem of chronic homelessness.

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Data from PIT, show how throughout the years, the problem of homelessness has become more complex in Puerto Rico. The difficult fiscal and socioeconomic situation that the Island has experienced in recent years directly impacts this population. As well, recent disasters and the effects of the COVID-19 pandemic are expected produce an increase in the number of homeless persons. The most recent PIT shows how one out of every ten persons became homeless due to the effects of hurricane María.

In terms of the nature and extent of homelessness, a total of 2,535 homeless persons were counted in the 2019 PIT, who constitute a total of 2,321 households. In 2017, the persons counted totaled 3,501. When compared to the 2017 data, results show a similar trend in terms of the demographic profile of the homeless population and the reasons for becoming homeless, among other aspects. This besides to the fact that one out of every ten became homeless due to a recent disaster. The population of

homeless persons is mainly composed of men 24 or older. However, some changes for 2019 include an increase in homeless families headed by women, persons with mental illness, veterans and older adults. These findings were considered when designing the goals and priorities of the consolidated Plan.

Data from the HMIS for both continuums of care shows that the sheltered population experiences homelessness in average for 2 years. This is considering persons in emergency shelters and transitional housing. The estimates included in the tables, however, are based in information gathered during the 2019 PIT, which includes the sheltered and unsheltered population. Estimates are based on the median obtained for each group. In the case of persons becoming homeless each year and persons exiting homelessness, two parameters were used for the estimates: the proportion of persons in each group who have been homeless for less than one year, and the proportion of persons who have been homeless for more than two years.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Data from PIT, show how throughout the years, the problem of homelessness has become more complex in Puerto Rico. The difficult fiscal and socioeconomic situation that the Island has experienced in recent years directly impacts this population.

A total of 2,535 homeless persons were counted in the 2019 PIT, who constitute a total of 2,321 households. In 2017, the persons counted totaled 3,501. When compared to the 2017 data, results show a similar trend in terms of the demographic profile of the homeless population and the reasons for becoming homeless, among other aspects. The population of homeless persons is mainly composed of men 24 or older. However, some changes for 2019 include an increase in homeless families headed by women, persons with mental illness and veterans. These findings were considered when designing the goals and priorities of the consolidated Plan.

Data from the HMIS for both continuums of care shows that the sheltered population experiences homelessness in average for 2 years. This is considering persons in emergency shelters and transitional housing. The estimates included in the tables, however, are based in information gathered during the 2019 PIT, which includes the sheltered and unsheltered population. Estimates are based on the median obtained for each group. In the case of persons becoming homeless each year and persons exiting homelessness, two parameters were used for the estimates: the proportion of persons in each group who have been homeless for less than one year, and the proportion of persons who have been homeless for more than two years.

### **Discussion:**

According to the 2019 PIT data, 686 are chronically homeless, while 1,255 suffer from chronic substance abuse. Of persons counted, (30.4%) were severely mentally ill, 4.6% have been victims of domestic violence, and 5.3% are affected by HIV/AIDS. Although there is a lower number of persons counted than that observed in 2017, it cannot be categorically concluded that there has been a reduction. Rather, the

number should be viewed in conjunction with other data on people who have been reached and placed in permanent housing as part of CoC efforts. It is also expected that with the pandemic, the number of homeless persons and their profiles, will change.

Regarding the reasons for being homeless, it was observed that one in ten cases are homeless as a consequence of Hurricanes Irma and María, this proportion being higher in the case of the municipalities of the CoC 503. In the case of CoC 502, the main reason for being homeless is related to substance abuse, while in the case of CoC 503 is due to family problems.

## NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d)

### Introduction

In addition to the homeless population, other groups also require supportive and complimentary services. These groups include persons with HIV/AIDS, persons living in poverty, the elderly population, victims of domestic violence, and persons with alcohol and drug addiction problems. The following sections provide a profile of these populations in Puerto Rico.

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	38,756
Area incidence of AIDS	0
Rate per population	0
Number of new cases prior year (3 years of data)	436
Rate per population (3 years of data)	0
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	11,261
Area Prevalence (PLWH per population)	240
Number of new HIV cases reported last year	436

Table 26 – HOPWA Data

Data Source Comments:

### HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 27 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

### Describe the characteristics of special needs populations in your community:

The following sections provide a summary of the characteristics of the identified special populations.

The following sections provide a summary of the characteristics of the identified special populations.

### Elderly

The elderly population is growing at a fast rate, while the overall population is declining. This trend will change the housing market dynamics and needs. Comprehensive social approaches will be required to address the increasing needs of these populations, with emphasis on those with disabilities and lack of access to health and other basic needs. This was a segment of the population suffering disproportional effects from Hurricane María.

Over the past years, Puerto Rico has experienced a demographic transformation. The elderly population, those 65+, has experienced a consistent increase compared to other groups of the population. According to the 2010 Population Census, those over 65 years of age represent around 15% of the total population of Puerto Rico. An estimate for 2020 shows an even higher proportion of 17.6%. This trend will change the housing market dynamics and needs. Comprehensive social approaches will be required to address the increasing needs of these populations, emphasizing those with disabilities and lack of access to health and other basic needs. This was a segment of the population suffering disproportional effects from Hurricane María.

Elderly households living alone are those who are more vulnerable, given that more than 172,000 have independent living difficulties, of which 33%, or approximately 57,000, are estimated to be low- and moderate-income households.

Between 2014 to 2018, the proportion of persons 50 years and older increased 1.3 percentage points, from 33.3% in 2014 to 34.5% in 2018. Conversely, the 24 years or less age-cohort proportion dropped one percentage point, from 34.2% in 2014 to 33.2% in 2018. This is being mostly driven by the emigration of a proportionally high number of the younger population and a long-term decline in births.

For details of more special needs population go to the Appendix.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Data from several sources shows that permanent housing and housing with supportive services, are some of the most pressing needs among these groups. This along with supportive services such as linkage to care, case management, assistive care and access to mental health services. These needs were determined based on several sources of information including the American Community Survey, the US Census, American Community Survey, data from the PIT regarding subpopulations of homeless persons and the focus groups celebrated as part of the consultation to the CoCs.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Since the late 80's, Puerto Rico has been among the top ten states/territories with the highest number of cumulative AIDS cases and HIV prevalence. As of July 31, 2020, a total of 50,223 HIV/AIDS cases have been reported in the Island by the HIV Surveillance Program.

**Discussion:**

Out of these cases reported as of July 31, 2020 (50,223), 29,811 persons have died, representing a fatality rate of 59%. With respect to persons affected by HIV, not AIDS, 11,345 persons were registered with the Department of Health as of July 31, 2020. Almost 37.8% of HIV/AIDS cases are residents of the San Juan Metropolitan Area. The high-risk populations for HIV infection in Puerto Rico differ from the high risk populations in most states and territories. Injection drug use (IDU) has been the predominant mode of exposure since the beginning of the epidemic, followed by Heterosexual Contact and men who have sex with men (MSM), including MSM-IDU. More recently, an increase has been experienced in the population of youth MSM.

Information available by municipality, for 2020, shows how the municipality of San Juan reflects the highest proportion of persons affected by HIV/AIDS. For table by Municipality go to the Appendix.

## **NA-50 Non-Housing Community Development Needs - 91.315 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Public facilities serve as the backbone of many communities in Puerto Rico. The interconnection between communities and their spatial surrounding is a catalyst for social interactions, which consequently render healthier and vibrant communities. Municipalities have invested in this infrastructure throughout the years providing its communities with sport facilities mainly baseball parks and basketball courts), passive parks, community/meeting centers, and more recently water and other active recreational parks. As local demographics change there is a greater need for new or adapted community facilities that serve the needs of the elderly population. Also, after Hurricane María it has been a priority of the State and municipalities strengthening the disaster preparedness and recovery capacity of vulnerable communities. Many communities need developing facilities that mitigate the adverse effects of environmental disasters.

### **How were these needs determined?**

Public facilities needs are determined by non-entitlement municipalities through their annual public participation processes. Such procedures are required for the annual submission of the municipality's CDBG proposals. Moreover, the historical use of funds provides a basis several CDBG applications are directed towards public facilities. Historic trends in the use of funds evidence the continuous need for facilities.

### **Describe the jurisdiction's need for Public Improvements:**

Non-entitlement municipalities have substantial challenges with public infrastructure under their jurisdictions. The main needs include: the construction or repair of pavement, sidewalks, curbs and gutters, sanitary and storm sewers and municipal bridges. Also municipalities are in need of improving landscaping in their communities.

### **How were these needs determined?**

Public improvements needs are determined by non-entitlement municipalities through their annual public participation processes. Such procedures are required for the annual submission of the municipality's CDBG proposals. Historic trends in the use of funds evidence the continuous need for improvements.

Moreover, a 2019 report prepared by the American Society of Civil Engineers Puerto Rico developed a report card which analyzed of eight categories of infrastructure: bridges, dams, drinking water, energy, ports, roads, solid waste, and wastewater. The report provides a detail analysis of Puerto Rico's infrastructure needs.

### **Describe the jurisdiction's need for Public Services:**

Puerto Rico's socioeconomic condition, particularly its demographic, labor and poverty indicators provide a baseline for determining the needs for public services. Traditionally under the CDBG program local communities can select from the whole array of eligible activities described in CDBG regulations and guidelines. Such services usually target low income population with special needs, such as the elderly in rural communities.

The above is particularly important due to Puerto Rico's aging population, and high migration of families in highly productive ages. Even though there are some differences between communities, i.e. urban vs. rural, these needs permeate along all communities in the Island.

### **How were these needs determined?**

To document such needs, PRDOH developed a web-survey to 29 non-entitlement municipalities which currently have public service programs. Within these municipalities the main service programs are for elderly persons (over 62 years old) particularly, homecare assistance. This is consonant with the tendencies outlined in the needs assessment. For the past years PRDOH's program evaluation has also pointed out the need for public services in communities with an elderly population and low income persons.

### **CDBG-DR Needs Assessment**

#### **CDBG-DR Needs Assessment:**

#### **Housing Unmet need**

Denial rates for FEMA Housing Assistance (81%) and percent of those applying for but not receiving SBA (61%) have been uniquely high for Puerto Rico. The remaining homeowners who have been unable to secure this or other assistance funding have been left with an overwhelming unmet recovery need. Utilizing best available data, the current unmet need for housing in Puerto Rico has been calculated by a methodology accounting for the gap between FEMA Verified Loss (FVL) and SBA award. FEMA's Individuals and Households Program assist with repairs and replacements that will make a home "habitable," whereas SBA awards loan funding for the full cost to restore a home.

HUD calculates "unmet housing needs" as the number of housing units with unmet needs times the estimated cost to repair those units minus repair funds already provided. However, because complete data sources are often difficult to obtain after a major disaster event, HUD has stated that empirically

justified calculations may be used to determine the average cost to repair a home fully. Generally, this is accomplished by “using the average real property damage repair costs determined by the Small Business Administration for its disaster loan program for the subset of homes inspected by SBA and FEMA.

Specifically, for Puerto Rico, FEMA loss estimates are lower than SBA estimates for real property and personal property. The average FEMA real property loss for Irma and María was \$4,506, based on 297,161 applicants with FEMA verified losses. SBA average verified losses per household were valued at \$31,341 based on 67,171 applicants representing 6.96 times higher verified loss amount than FEMA. SBA median loss value of \$25,118 is 31.9 times higher than FEMA’s value of \$785 for the same group of applicants. SBA’s average verified personal property losses at a value of \$8,989 per household are 5.39 times higher than FEMA’s \$1,667 per household.

Furthermore, matching FEMA’s applicant data with SBA’s loan data on FEMA registrant number for more than 122,000 applicants highlighted two other important facts utilized in identifying unmet housing needs. First, FEMA underestimates the number (count) of housing units with real property losses. Specifically, 25.41% of matching records (disaster victims) had \$0 FEMA real property losses, but greater than \$0 SBA verified property losses. Second, FEMA underestimates the number (count) of housing units with personal property losses. Specifically, 24.99% of matching records had \$0 FEMA personal property loss but greater than \$0 SBA verified contents losses.

**Go to Appendix for more information.**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

This section provides information on the affordability and condition of the housing market in Puerto Rico. Many of the data tables were populated by HUD and use the Puerto Rico Community Survey (2014-2018 ACS) and the Comprehensive Housing Affordability Strategy (CHAS) five-year (2012-2016) data set. Also, information is obtained from estimates presented in Puerto Rico's State Housing Plan.

Population growth and household formation have diminished considerably in Puerto Rico. According to the Bureau of the Census, the population of Puerto Rico declined by 14% between 2010 and 2019. This reduction has been driving mostly by outward migration. After Hurricane Maria in 2017, Puerto Rico's population reduction reached 123,399 persons for the year 2018. As a result of the decrease, the number of vacant housing units in Puerto Rico has increased. According to the 2018 PR Community Survey, Puerto Rico has 35,367 units vacant for rent and 30,696 units vacant for sale. As a result, the median housing prices have dropped by more than 5% since 2014, according to the Puerto Rico Community Survey (2014-2018 ACS).

Table 30 – Vacancy Status

### More info

Notwithstanding, many residents cannot afford affordable, safe, and decent housing. According to BLS data, from 2009 to 2019, more than 111,855 jobs have been lost, representing a 10.1% reduction in Puerto Rico's workforce. Foreclosures began to increase in Puerto Rico since 2008, as the local economic growth began to deteriorate in 2007 and issue that is also related to the level at which householders in Puerto Rico are cost-burdened by residential costs. Foreclosures peaked in 2016 with 5,554 cases after ten years of a prolonged contraction in the economy and a substantial reduction in jobs. Foreclosures increased in 2019, after two years of declines that were attributed to the protections provided to borrowers after Hurricane María. Delinquency rates on commercial banks' loan portfolios continued to decrease in 2019, averaging 5.58%, from 8.54% in 2018, and peaking at 13.68% in 2011. Economic perspectives are harmful because of COVID-19's impact on the economy. Thus, mortgage delinquency rates and foreclosures are expected to rebound.

## MA-10 Number of Housing Units – 91.310(a)

### Introduction

The following section describes the number of units, types, tenure, and size of housing in Puerto Rico.

The homeownership rate of Puerto Rico is 68.1%. Its housing stock of 1,563,159 units is mainly composed of single-family detached units, which account for 68% of the stock. 311,151 units are multifamily units (2 or more units), accounting for only 20% of the units. The above is associated with suburban development patterns, mostly driven by the lower construction cost related to single-family units, the considerably high cost of developing urban areas and consumer preferences of families with children who prefer single-family homes. Planning Board's proposed land-use policies are targeting this issue to promote housing development in urban areas.

Also, most of the occupied housing (75%) has three (3) or more bedrooms, where the norm is three bedrooms. Renters demand smaller units. Only 58% of renter-occupied housing has three or more rooms, in contrast to 83% among owner-occupied housing. Also, 29% of the renter-occupied housing has two (2) bedrooms and 10% one (1) bedroom, in contrast to 15% and 2% among owner-occupied. The number of 1-bedroom renter occupied units are more than twice as much as owner-occupied units, and those with no bedrooms- mainly studios- is three times as much.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	1,063,159	68%
1-unit, attached structure	183,041	12%
2-4 units	104,660	7%
5-19 units	116,425	7%
20 or more units	90,066	6%
Mobile Home, boat, RV, van, etc	5,437	0%
<b>Total</b>	<b>1,562,788</b>	<b>100%</b>

**Table 28 – Residential Properties by Unit Number**

Alternate Data Source Name:

2014-2018 American Community Survey

Data Source Comments:

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	9,717	2%	21,672	6%
1 bedroom	37,057	4%	84,572	22%
2 bedrooms	245,890	30%	227,362	59%
3 or more bedrooms	1,385,451	165%	437,556	114%

	Owners		Renters	
	Number	%	Number	%
<b>Total</b>	<b>1,678,115</b>	<b>201%</b>	<b>771,162</b>	<b>201%</b>

**Table 29 – Unit Size by Tenure**

Alternate Data Source Name:

2014-2018 American Community Survey

Data Source Comments:

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

As of 2019, Puerto Rico had a total of 73,431 units Island wide supported by HUD programs. From this total, 73% of the units were public housing, while 25% were Section 8 or Housing Choice Voucher Program. Most of the units supported by these programs are located in important population centers of the Island, considering the services and amenities accessible to the population in such locations.

See Appendix for more details.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

During the next five-years a total of 1,765 units may be lost from the affordable housing inventory as a result of expiration of Section 8 project-base contracts. There is an opportunity to provide additional funding to these projects. The housing market is weak and does not provide developers sufficient economic incentives to reinvest and placed these units in the non-subsidized market.

**Number of Units Affected by Expiring Section 8 Project-Based Contracts by Expiration Date**

**Does the availability of housing units meet the needs of the population?**

Vacant housing data suggests that Puerto Rico has sufficient housing inventory to meet the needs of residents. However, there is a lack of affordable safe and decent housing for families with low and moderate earnings, particularly in urban settings served by public transportation. CHAS data shows that there are only 144,078 affordable units for households with incomes between 0-50%AMI. There are only 60,461 housing units affordable to very low-income individuals 0-30% AMI, representing only 5% of the Island's housing stock. For low-income individuals, 30-50% AMI, there is a total of 83,617 housing units accessible to the income group. Also, a substantial number of units occupied by low and moderate-income households in Puerto Rico require rehabilitation, mainly due to the structure's age or substandard housing conditions.

**Describe the need for specific types of housing:**

According to the above information, there is a need for more affordable housing for low-income individuals in Puerto Rico. Certain groups are in greater need, which determines the specific type of housing unit required. Based on the data discussed in the Plan the main types of housing that is needed includes the following:

1. Multifamily rental housing for the elderly in adequate locations and supportive services.
2. Affordable rental and for ownership housing in areas of economic opportunity served with adequate public transportation.
3. Housing for the homeless as homelessness is expected to increase because of the economic distress caused by the Covid-19 pandemic in Puerto Rico and the Puerto Rican community in the U.S. Unofficial data suggest that a wave of Puerto Ricans is returning to the Island as they have lost their jobs in their community of residence in the U.S. Many of these returning households will be technically homeless and without a job.

## **Discussion**

## MA-15 Cost of Housing – 91.310(a)

### Introduction

The cost of housing in Puerto Rico is very high in contrast to the median income. The median home value has not increased significantly between 2010 and 2018, for a change of 0.7%. However, the median contract rent has increased by 13.2% for the same period. The median household income on the island is \$20,166 in 2018, making it inaccessible for individuals to acquire housing in optimal conditions. There is a considerable gap in affordable housing in Puerto Rico.

### Cost of Housing

	Base Year: 2010	Most Recent Year: 2018	% Change
Median Home Value	112,600	113,500	1%
Median Contract Rent	325	368	13%

Table 30 – Cost of Housing

**Alternate Data Source Name:**

2006-2010 ACS (Base Year), 2014-2018 ACS (Most Rec

**Data Source Comments:**

Rent Paid	Number	%
Less than \$500	166,269	82.8%
\$500-999	60,901	15.5%
\$1,000-1,499	5,857	1.2%
\$1,500-1,999	1,327	0.3%
\$2,000 or more	945	0.3%
<b>Total</b>	<b>235,299</b>	<b>100.0%</b>

Table 31 - Rent Paid

**Alternate Data Source Name:**

2014-2018 American Community Survey

**Data Source Comments:**

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	69,180	No Data
50% HAMFI	113,540	26,300
80% HAMFI	192,280	86,815
100% HAMFI	No Data	161,475
<b>Total</b>	<b>375,000</b>	<b>274,590</b>

Table 32 – Housing Affordability

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

**Table 33 – Monthly Rent**

Data Source Comments:

## Is there sufficient housing for households at all income levels?

Chas data shows that the local market does not have sufficient housing for households at all income levels. The source estimates the availability of 53,802 units affordable to owner-occupied households earning 30%- 50% AMI. In contrast, there are 80,785 owner-occupied households in this income segment, for a theoretical needs gap of 26,982 units. Meanwhile, close to 93,150 units are affordable for 50-80% AMI households, in contrast to 131,755 owner-occupied households in this income segment, for a theoretical needs gap of 38,605 units.

This above is an indication that homeownership is very unlikely among low- and moderate-income households. Most will have to seek housing in the rental market. Chas data indicates that the number of affordable rental housing for households with income of 30%-80% AMI is of close to 258,465 rental units, which is much larger than while the number of renters with that income (122,065). However, the CHAS identified 40,238 affordable rental housing for very low-income households, in contrast to 136,400 very-low-income renter occupied households, for a theoretical needs gap of 96,162 units.

## How is affordability of housing likely to change considering changes to home values and/or rents?

The large gap between income and housing values, particularly among owner-occupied housing, is directly related to the fact that housing values in Puerto Rico increased at a much faster rate than income. However, from 2014 to 2018, the median income in Puerto Rico has increased by 2.4%, and median housing value has decreased by 5.3%. Notwithstanding, although median housing prices increased, the fact is that property values (for the same properties) have dropped more than 30 percent since 2007, according to industry sources. Thus, housing in Puerto Rico has become and should continue to be more affordable. Statistics from the Department of Labor and Human Resources show deflationary trends in housing costs.

## How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Median contract rents in Puerto Rico increased 13.2% between 2010-2018. While Puerto Rico's economy has been in a contraction since 2007, families have experienced increases in rental housing costs.

Housing affordability on the island is considerably lower for very low-income families. The cost of rental housing in Puerto Rico is higher near the metropolitan area, for example, in San Juan or Guaynabo, renting a three-bedroom home is \$728, on average \$150 more than other parts of the island. It should be noted that the highest concentration of jobs in Puerto Rico is in the metropolitan area, which means that low-income people face the problem of labor mobility since the options are limited when choosing which housing is accessible to the individual. Moreover, as reflected by travel to work statistics, over 46.8% of Puerto Rico workers travel 30 minutes or more to work and use a private automobile to commute to work. There is also a need to promote affordable housing development near key employment centers served by public transportation.

## **Discussion**

## MA-20 Condition of Housing – 91.310(a)

### Introduction:

A total of 672,875 housing units in the Island were built before 1979. As much as 51% of owner-occupied units and 61% of renter-occupied units were built before this date. As a result, housing conditions in the Island have deteriorated. According to the ACS, a total of 349,917 occupied housing units have one or more conditions. Proportionally rental housing shows more challenges, with 34.5% of renter-occupied units having at least one of the selected conditions in contrast to 26.2% of owner-occupied units. Notwithstanding, there are almost twice as many owner-occupied housing units with one or more conditions than renter-occupied units (215,179 owner-occupied vs. 132,738 renter-occupied).

### Definitions

As defined by the Census, conditions of units are classified as lack of complete kitchen or plumbing facilities, having more than one person per room, or having a cost burden greater than 30% of the household income.

The standard condition may be defined as housing which meets all local building, fire, health and safety codes and HUD's minimum Housing Quality Standards. The substandard condition may be defined as housing that does not meet local building, fire, health and safety codes, or HUD's minimum Housing Quality Standards.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	262,650	31%	143,680	37%
With two selected Conditions	29,320	3%	22,086	6%
With three selected Conditions	1,619	0%	1,805	0%
With four selected Conditions	86	0%	70	0%
No selected Conditions	564,035	66%	218,851	57%
<b>Total</b>	<b>857,710</b>	<b>100%</b>	<b>386,492</b>	<b>100%</b>

Table 34 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	119,307	14%	40,349	10%
1980-1999	296,228	35%	109,651	28%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1950-1979	400,421	47%	206,102	53%
Before 1950	41,754	5%	30,390	8%
<b>Total</b>	<b>857,710</b>	<b>101%</b>	<b>386,492</b>	<b>99%</b>

**Table 35 – Year Unit Built**

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	442,175	52%	236,492	61%
Housing Units build before 1980 with children present	96,470	11%	57,715	15%

**Table 36 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 37 - Vacant Units**

Data Source: 2005-2009 CHAS

### Need for Owner and Rental Rehabilitation

The age of housing stock, foreclosures, very high mortgage delinquency rates, and the challenging socioeconomic conditions in Puerto Rico will have a significant impact on general housing conditions, particularly among those occupied by cost-burdened low and moderate-income households. According to key stockholders, this is already impacting many communities that are dealing with families living in poor conditions. Also, an increasing number of vacant and abandoned housing is a deteriorating urban landscape and promoting crime.

Also, housing retrofitting is required to help elderly populations “age in place”. Many elders live in housing in urban, suburban and rural areas that is inadequate for persons with physical limitations. They live in homes and communities designed for young families or in communities with inadequate public infrastructure to support their daily living needs. It is very likely that this is a substantial issue in the first ring of suburbs in Puerto Rico given the median age of the population and the home.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Exposure to lead-based paint is a public health issue. The exposure to lead dust represents a threat to the health of residents of contaminated and deteriorated housing. Local **risk of** lead-based paint hazard in the Island is considerable given the number of properties built in the Island before 1980 (close to 700,000), of which over 80,000 have children. Although there is no official estimate of the number of properties with lead-based paint hazards, the likelihood to find lead in these properties is very high. Many municipalities avoid rehabilitating old housing, given the substantial cost associated with lead decontamination and management.

### **Discussion:**

## MA-25 Public and Assisted Housing – (Optional)

### Introduction:

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	55,974	8,772	1,414	7,358	360	798	0
# of accessible units			1						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 38 – Total Number of Units by Program Type**

Data PIC (PIH Information Center)

Source:

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

**Describe the Restoration and Revitalization Needs of public housing units in the jurisdiction:**

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

**Discussion:**

## MA-30 Homeless Facilities – 91.310(b)

### Introduction

According to the 2020 Housing Inventory Count[1], a total of 3,936 year round beds are available. Although the majority of the beds are PSH service providers and community organizations have been consistent in expressing the need for more permanent housing for persons with mental health problems and chronic homeless persons, due to the characteristics and nature of homelessness in Puerto Rico. As well, groups that have been consulted for purposes of the Plan, pointed out to the needs of units for women with children, and emergency shelters for families, and for those subjected to domestic violence. In addition, due to the increasing economic limitations and the rise in foreclosures, moreover in the context of the impact of COVID-19, the need may have broadened. There is also a gap in terms of complementary services for homeless and other special needs populations.

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	57	0	112	416	0
Households with Only Adults	259	0	276	1,381	0
Chronically Homeless Households	4	0	0	1,151	0
Veterans	7	0	25	223	0
Unaccompanied Youth	10	0	8	7	0

**Table 39 - Facilities Targeted to Homeless Persons**

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

To address the needs of homeless persons, service providers have collaborative agreements with government agencies, municipalities, and nonprofit organizations that provide services related to physical health, mental health, and employment. Citizen service offices and government agencies such as the Department of Health, the Mental Health and Addiction Administration, the Department of Family and WIOA consortia are some of the entities through which these services are provided. A next section (MA-35) provides additional details on the types of services available.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The table included as an appendix provides a list of services and facilities that meet the needs of homeless persons, organized by the type of subpopulations served, including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. This is based in data obtained from the Continuums of Care and the Housing Inventory Count. Table MA-35 summarizes the services that are offered by these entities. Services are related to some of the most urgent needs of the homeless population, which were also the cause for becoming homeless. These include services such as Alcohol & Drug Abuse rehabilitation, employment services and mental health counseling. Other services provided, which complement these mainstream services, include childcare, transportation and life skills. It is also worth mentioning that a high proportion of the organizations identified, offer case management services, along with services of referral to government and to other entities.

## MA-35 Special Needs Facilities and Services – 91.310(c)

### Introduction

#### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	0
PH in facilities	0
STRMU	0
ST or TH facilities	0
PH placement	0

**Table 40 – HOPWA Assistance Baseline**

**Data Source:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

**To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

To the extent information is available, this section describes facilities and services for people who are not homeless but nonetheless require supportive housing and programs. This group includes persons returning from mental and/or physical health institutions.

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

The Department of Health covers many of the specific needs of this population. Also, community-based organizations (including faith-based organizations) provide housing, food services, case management, medical services to both sexes, and services to women and their children. Such organizations also offer psychological services, referrals to mental and physical health professionals, and vocational training. They likewise provide a continuum of care that includes counseling and treatment for drug abuse and housing services. An inventory developed for the HIV Jurisdictional Plan, developed by the PRDOH, identified a total of 102 organizations that work with HIV/AIDS.

#### ***Victims of Domestic Violence***

The Department of the Family provides primary services. Cases received by the Department are eventually referred to nonprofit organizations that provide necessary support services such as orientation, temporary and transitory shelter, mental health, child care, food services, transportation

and escort to medical appointments, emotional therapy and psychological services, educational talks, and employment training.

### ***Persons with Disabilities***

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

The Department of Health offers physical and mental health services to persons with disabilities through the Health Reform and other programs of the agency.

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

The Department of Housing provides housing adapted to the disabled's needs, ensuring that units are located near health and transportation centers.

### **More information**

#### ***Children who are victims of child abuse and neglect***

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

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

#### ***Persons with addiction to drugs and alcohol***

Most services aimed at this population are provided by **not-for-profit** organizations and the Administration of Mental Health and Other Drug Abuse Services. Services include rehabilitation, temporary shelter, food services, personal cleanliness, emotional therapy, orientation and counseling, and prevention talks. Some facilities are specifically designed for women.

The Puerto Rico Department of the Family has enacted and implemented a protocol for pre-discharge planning and services to youth in foster care, including areas of intervention, service activities, norms and procedures, staff responsible, assessment, and planning forms. The intervention areas include education, employment, daily living skills, physical and mental health, legal, social, and housing aspects. Services are carried out by the social work staff of the Independent Living Division of the Administration

for Families and Children with youth 16 to 21 years of age scheduled for discharge from the foster care system and directed to their socio-economic independence and emancipation. For youth able to live independently, rental housing alternatives are identified and coordinated, including stipends for a designated period. For handicapped youth requiring additional services, assisted housing is coordinated with mentoring services.

## **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

### ***Health Component***

The Puerto Rico Department of Health has enacted and implemented a protocol for persons to be discharged from hospitals and clinics under the Social Work Division. That includes norms and procedures for homeless patients, those in use of controlled substances, mothers with a history of drug abuse, alcoholic patients, patients living alone with conditions affecting their independent living, minors with physical or mental handicaps who do not have a known guardian or tutor, disabled patients, those who are mentally ill or suicidal. All homeless and potentially homeless patients are referred to the Medical Social Worker pre-discharge for assessment and coordination of services, generally with the Department of the Family or the Mental Health and Anti-Addiction Services Administration, or with community-based organizations providing services in the community of reference of the patient. Procedures may include coordination with institutions for patients unable to live independently due to their condition, the coordination with public and private agencies to identify the family or other supporting resources (tutors in the case of minors), or legal advice and coordination with courts under Puerto Rico Law 408 for involuntary institutionalization for those patients unable or unwilling to accept recommended alternatives and who are at risk of harm to self or others.

### ***Mental Health Component***

The Mental Health and Anti-Addiction Services Administration (MHAASA) of Puerto Rico have enacted and implemented a protocol for case management of homeless persons with mental health or substance abuse conditions (under the Assistant Administration for Treatment and Rehabilitation) and the policy for their discharge from mental health residential or hospital settings. This includes guarantees of a continuum of care for these patients through either their referral to less restrictive settings or supportive housing (permanent or transitional) in the community, with case management follow-up services, and referrals to other public or private service settings for other conditions, such as physical health or HIV, or other needs (employment, education, among others) that they may have. The case managers assigned these cases to serve as the liaisons for service planning, referral, and follow-up with discharged patients.

### ***Correctional Component***

The Puerto Rico Corrections Administration developed a Discharge Planning Policy based on the prior PR Law 130 of September 27, 2007, as amended. It calls for multi-sector and interagency coordination to promote homeless inmates' reinsertion upon discharge from the corrections system. The commitment is to define each agency and entity's responsibilities, collaborate in the provision of case management and services to serve these homeless individuals, and acquire funds to finance such services. The need to protect confidentiality (HIPAA) in the management of the crisis, service delivery, and case management is recognized in the policy. Related services (employment, education, case management) are provided to assist inmates, pre-discharge, in the transition to independent living in the community.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The state will be providing several activities to address the needs of persons who are not homeless but have other special needs. These activities include support to HOPWA as well as support to the programs mentioned above. Through HOPWA the State will provide housing assistance and supportive services to the HIV population by sponsoring the following activities: Housing Assistance Services (Temporary housing, transitional housing with supportive services, and permanent housing, and emergency financial assistance); and Support Services (Daycare, nutrition, health, and mental, and case management). These supportive services will be provided to clients who do not have health insurance plans to cover such expenses. CDBG public service activities will also complement such efforts. Following the State Housing Plan's proposed actions, the state will provide secure permanent housing for special needs populations. Incentives in the form of modifications to the method of distribution criteria to several federal programs (Unified NOFA) will increase the number of projects directed towards these populations. The one-year goals for the homeless provide supportive services and homeless prevention to the special need's population. See Section AP-25 for one-year goals.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

## **MA-40 Barriers to Affordable Housing – 91.310(d)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The main policy barriers include construction taxes, the permitting process, land use regulations, environmental regulations and offsite requirements imposed by public utilities. The Builders Association (before the Home Builders Association) provided written comments. These are summarized below:

- Lack of inconsistent treatment and application of construction fees and taxes by municipalities increase tax costs and transactional costs, which cause budget shortfalls and increase the cost of housing and financial uncertainties. Municipalities should have a maximum tax load on housing projects and should apply their taxing power consistently across the Island to reduce transactional costs and budget uncertainties.
- Costly and unreasonable offsite requirements by public utility companies, which exceed need of the project. These have the impact of increasing the cost of development by delaying project planning, its approval and increasing the infrastructure cost per unit. Developers are of the opinion that utilities use their permitting power to solve infrastructure deficiencies, a practice that passes the cost of deferred maintenance and investment of existing infrastructure to new developments that disproportionately increases the cost of new construction housing.
- Although the Government of Puerto Rico has improved the permitting process, it is yet considered by the industry as an inefficient and ineffective system, when compared to other jurisdictions. The industry mentions as the main issues affecting the simplicity, agility and efficiency of the permitting process is the lack of technical capacity, transparency and the mechanisms used by OGPe and other public servants intervening in the permitting process. They are of the opinion the Puerto Rico's Certification Law has not been adequately implemented. This law passes the responsibility to certify building codes compliance to license professionals.
- The government of Puerto Rico has not reviewed the law that regulated detached housing developments. The law allowing neighborhoods to establish controlled access mechanisms has not been reviewed since its inception in 1987. The industry understands that the current law is obsolete and represents a barrier to the proper and effective planning of detached housing developments. This can be the basis for disputes or controversies with municipalities and agencies in the process of planning and developing new construction housing projects.
- The existence of overlapping environmental, infrastructure and planning laws and regulations, at the local level, some of which duplicate current federal regulations increase the predevelopment costs. The industry recommends evaluating and reviewing these regulations to identify necessary and relevant rules and procedures.
- Other planning and permitting instruments or regulations that merit being carefully reevaluated and reviewed are the Land Use Plan and the Joint Permit Regulation of Law 161 of 2009, as amended. According to developers, the first restricts potential developments in much of the available territory and establishes inflexible mechanisms that do not allow harmonizing development with the protection of the environment and resources. The Joint Regulations remain in a judicial controversy and it is expected that a review will be carried out.



## MA-45 Non-Housing Community Development Assets -91.315(f)

### Introduction

This section describes the local economy's structure by analyzing the contribution to jobs and income of economic sectors. The 2014-2018 American Community Survey reported 1,195,584 total population in the civilian labor force, of which 988,399 consisted of civilian employed population 16 years and over. It also reported an unemployment rate of 17%, primarily for ages 16 to 24.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	13,830	0	1	0	-1
Arts, Entertainment, Accommodations	99,529	0	10	0	-10
Construction	54,464	0	5	0	-5
Education and Health Care Services	242,192	0	24	0	-24
Finance, Insurance, and Real Estate	56,070	0	6	0	-6
Information	18,417	0	2	0	-2
Manufacturing	91,761	0	9	0	-9
Other Services	56,200	0	6	0	-6
Professional, Scientific, Management Services	102,012	0	10	0	-10
Public Administration	90,322	0	9	0	-9
Retail Trade	137,171	0	13	0	-13
Transportation and Warehousing	26,616	0	3	0	-3
Wholesale Trade	28,226	0	3	0	-3
Total	1,016,810	0	--	--	--

**Table 41- Business Activity**

**Alternate Data Source Name:**

2014-2018 American Community Survey

**Data Source Comments:** 2014-2018 ACS (Workers). Jobs data from the Longitudinal Household Employer Dynamics (LODES) was discontinued for Puerto Rico.



## Labor Force

Total Population in the Civilian Labor Force	1,195,584
Civilian Employed Population 16 years and over	988,399
Unemployment Rate	17.00
Unemployment Rate for Ages 16-24	38.30
Unemployment Rate for Ages 25-65	14.00

**Table 42 - Labor Force**

Alternate Data Source Name:

2014-2018 American Community Survey

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	121,909
Farming, fisheries and forestry occupations	8,791
Service	213,927
Sales and office	271,820
Construction, extraction, maintenance and repair	86,320
Production, transportation and material moving	114,543

**Table 43 – Occupations by Sector**

Alternate Data Source Name:

2014-2018 American Community Survey

Data Source Comments:

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	509,500	53%
30-59 Minutes	316,741	33%
60 or More Minutes	132,165	14%
<b>Total</b>	<b>958,406</b>	<b>100%</b>

**Table 44 - Travel Time**

Alternate Data Source Name:

2014-2018 American Community Survey

Data Source Comments:

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	67,592	27,918	186,248

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	211,513	51,114	227,626
Some college or Associate's degree	256,062	43,007	151,933
Bachelor's degree or higher	360,721	27,809	110,800

**Table 45 - Educational Attainment by Employment Status**

Alternate Data Source Name:

2014-2018 American Community Survey

Data Source Comments:

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	8,183	17,989	29,433	106,400	220,957
9th to 12th grade, no diploma	23,696	25,374	28,968	73,594	75,514
High school graduate, GED, or alternative	93,378	113,471	116,593	260,302	169,304
Some college, no degree	154,302	80,145	58,674	108,930	44,371
Associate's degree	27,334	54,986	58,308	90,606	31,151
Bachelor's degree	26,726	99,883	82,639	168,005	67,783
Graduate or professional degree	979	30,204	40,042	69,229	31,543

**Table 46 - Educational Attainment by Age**

Alternate Data Source Name:

2014-2018 American Community Survey

Data Source Comments:

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	10,884
High school graduate (includes equivalency)	15,065
Some college or Associate's degree	17,362
Bachelor's degree	25,610
Graduate or professional degree	36,814

**Table 47 – Median Earnings in the Past 12 Months**

Alternate Data Source Name:

2014-2018 American Community Survey

Data Source Comments:

**Based on the Business Activity table above, what are the major employment sectors within the state?**

The major employment sectors within the state include Educational and Health Care Services (242,192), Retail Trade (137,171), Professional, Scientific and Management Services (102,012) Arts, Entertainment, Accommodations (99,529), Manufacturing (91,761), Public Administration (90,322), among which account for 74% of the jobs in the Island.

**Describe the workforce and infrastructure needs of business in the state.**

The labor force in Puerto Rico has been contracting since the start of the Puerto Rican recession in FY 2017. From 2007 through 2019, the labor force fell 24%. For this reason, the labor force participation rate plunged from 48.6% in 2007 to 40.6% in 2019. In other words, 6 of every 10 people who are of working age are not in the labor market. Since 2010, unemployment on the Island has decreased in number and rate. However, Puerto Rico continue being the jurisdiction with the highest unemployment rate among all states. Even more significant, Puerto Rico's low labor force participation rate remains not just as the lowest among all jurisdictions but also one of the lowest in the World.

The Puerto Rico Department of Economic Development and Commerce established its WIOA Unified State Plan 20-23 the economic sectors with the most significant opportunity to promote economic development and job creation on the island. The sectors are: Life sciences: pharmaceutical manufacturing and manufacturing of medical devices, Agricultural biotechnology, Outsourcing, Maintenance, repair, and operations (MRO) cluster, Tourism and Aerospace.

**Describe any major changes that may have an economic impact, such as planned public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The principal industrial sectors with the highest share of GDP output in FY 2018 were Manufacturing (47.3%), Real Estate and Rental (15.88%), Government (6.37%), Retail Trade (5.2%), and Finance and Insurance (4.47%). These top five sectors comprised almost 80% of Puerto Rico's 2018 GDP output.

When focusing on the GDP output changes among major industrial sectors between 2014 and 2018, additional movers emerged with Management of companies and enterprises increasing by 36.3%, Professional, Scientific and Technical services by 23.9%, and Transportation and Warehousing by 19.9%. On the other hand, Construction, Government, and Educational services have diminished the most by -23.6%, -17.7%, and -17.6%, respectively.

In 2018, the occupations with the largest net gain in employment between 2014 and 2018 were Assemblers and Fabricators, Combined Food Preparation and Serving Workers, Business and Financial Operations, Middle School Teachers, Cooks, and Teacher Assistants, among others.

Moreover, the top hiring occupations in 2018 were Business and Financial Operations (42,300), Security Guards (28,290), Registered Nurses (19,230), Stock Clerks and Order Fillers (17,790), and Combined Food Preparation and Serving Workers (13,720).

Construction is one of the largest industry sectors in Puerto Rico. Although it has been decreasing due to the housing crisis of 2006, it is expected to grow in the following years. This is due to the reconstruction funds allocated by the federal government following the 2017 hurricanes.

As stated before, the construction sector in Puerto Rico will grow in the following years, requiring trained personnel to satisfy the increase in demand. In 2018, the construction sector exhibited its first growth in employment since 2012. During those years, the disbursement of federal funds for different reconstruction and recovery projects had a positive effect on the amount of employment in this sector. In 2012, when the American Recovery and Reinvestment Act had been in effect, the employment in the construction sector increased by 11.3%. Following a similar pattern as in 2012, employment increased in the years 2018 and 2019, the same period in which FEMA funds were assigned to the island. Since these disbursements are only 30% of the total allocated funds for recovery, it can be argued that employment in the construction sector will be steadily increasing until all funds have been disbursed.

### **How do the skills and education of the current workforce correspond to employment opportunities in the state?**

According to estimates from the U.S. Census Bureau, there are around 2.39 million individuals over the age of 25 in Puerto Rico, of which 46.1% are males, and 53.8% are females. From these, 52.9% have a high school degree or less while the remaining 47.1% have some college/associate degree, bachelor's degree or higher. Approximately a third of the male population has achieved 12th grade (no diploma) or less. However, almost 30% of women have completed a bachelor's degree or more than around 20% of men.

By educational level, unemployment is concentrated among those with a post-secondary/technical/vocational preparation, while those with a bachelor's degree and higher have lower unemployment. On the other hand, among those employed to have a higher level of education. In other words, the higher the level of education, the lower the probability of being unemployed.

It is undeniable that the Puerto Rico labor market faces many difficulties caused by internal and external factors. Low participation rate and high unemployment prove that labor supply and demand do not match adequately. The government of Puerto Rico has important strategic initiatives, including an aerospace cluster, science, technology clusters, international insurance center, international financial center, Ponce's Port of the Americas, and Act 20 for service exports. Such initiatives will demand jobs in specific industries and occupations in the next years. These new jobs will require different education requirements and skills.

According to the PR Department of Labor projections by the year 2026, the occupations expected to grow will demand 28,411 new jobs. Almost 36% of these new jobs will require a high school diploma or equivalent, 34% will require no formal education, and 15% will require a bachelor's degree.

**Describe current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.**

The Workforce Program under the Puerto Rico Department of Economic Development and Commerce administers the funds of the Workforce Innovation and Opportunity Act (WIOA). The core partners of this program are the Department of Labor and Human Resources, Vocational Rehabilitation Administration, and the Department of Education. These agencies together have developed the following initiatives for the period of 2020-23, which are:

1. Increase the utilization of Registered Apprenticeship programs as viable talent development opportunities.
2. Increase connections with employers and Vocational Rehabilitation agencies to provide support and employment for youth and adults with disabilities.
3. Partner with K-12 education, higher education, career, and technical education, and adult education to provide consistent rules and eliminate barriers to implementing training programs around the State.
4. Develop an image-building outreach campaign that educates citizens about the services and the career development opportunities available in the State.
5. Develop an integrated data system that will enable sharing information between partner agencies to more efficiently serve both employers and job seekers.
6. Promote training that leads to industry-recognized credentials and certification.
7. Improve the reach of the English language literacy activities throughout the population of job seekers in need of English language skills.
8. Improve coordination with programs that combine education, job training and preparation, counseling, and supportive services to benefit out-school youth.
9. Increase access to education for those that have barriers.
10. Integration of agricultural workforce development programs.
11. The AEP will initiate a pilot project with the (I-BEST) strategy, a model that boosts students' literacy and work and college readiness skills, so students earn credentials, get living-wage jobs, and put their talents to work.
12. Design of contextualized Instruction, including the STREAM approach.
13. The DEPR-AEP will foster the development and implementation of technology applications, translation technology, and distance education, including professional development, to support instructional technology use.

**Describe any other state efforts to support economic growth.**

The Department of Economic Development and Commerce (DEDC) is the umbrella entity for critical economic development agencies in Puerto Rico. Created in 1994, the DEDC is at the leading edge of Governor's policy of taking the most out of Puerto Rico's fiscal autonomy as a tool for promoting local and foreign investment. This vision allows for the creation of thousands of jobs in manufacturing, aerospace, telecommunications and information technology, engineering services, scientific research, and others.

To achieve these strategic goals, the DEDC is working on initiatives that:

- Create a new tax and economic incentives for high technology industries and start-ups and locally owned businesses;
- Improve Puerto Rico's regulatory and structural framework to enhance its competitiveness as a destination for investment and the production of high-value goods and services;
- Establish regional centers, or "poles," of economic activity throughout the island; and
- Grow critical sectors, including manufacturing, tourism, commerce and exportation, film and visual arts, banking, and insurance.

## **Discussion**

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Households with multiple housing problems are concentrated in the following municipalities: Mayagüez (93.8%), Comerío (82.6%), Adjuntas (79.2%), Guánica (67.8%), Quebradillas (66.7%), Maricao (66.2%), San Sebastián (63.8%), Las Marías (63.6%), Santa Isabel (62.6%), Aguadilla (62.2%), Barranquitas (61.9%), Utuado (61.4%), Guayama (61.0%); Las Piedras (60.7%); and San Juan (60.6%).

These were identified based on the following criteria: municipalities having a percentage of housing with one or more housing problems 15% above the Commonwealth's average (45%), as per the CHAS data for Puerto Rico.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The CHAS identified a small number of non-hispanic minorities. In Puerto Rico, most of the population is considered Hispanic, so the representation of other ethnic groups is considerably lower in comparison. In the case of the municipalities of Culebra, Aguada, and Aguadilla, other ethnic groups that are not considered Hispanic are concentrated, 4.7%, 1.1%, and 1%, respectively.

### **What are the characteristics of the market in these areas/neighborhoods?**

The characteristics of these municipalities are diverse. Typically, minorities concentrate in communities having below-average housing values and above-average substandard housing conditions.

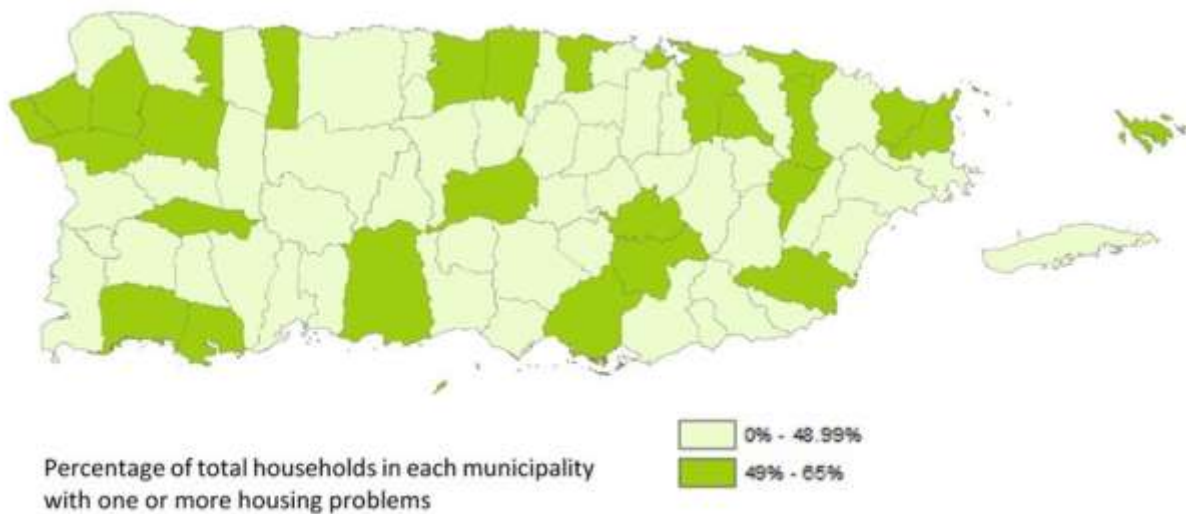
### **Are there any community assets in these areas/neighborhoods?**

### **Are there other strategic opportunities in any of these areas?**

Certain municipalities having a large concentration of households with housing problems are benefiting from local economic development initiatives. These communities may experience a greater need for housing for low and moderate-income workers. The following table summarizes the relation of each community with the Commonwealth's Economic Development Plan.

Region	Economic Development Initiative or Industry Focus
Aguadilla Region municipalities	Tourism/ Aeronautics/ Logistics/ Agriculture/ Manufacturing
Eastern Region	Tourism/ Strategic Projects- Roosevelt Roads Redevelopment
Southwest Region	Agriculture/ Local Tourism
North-Central Region (Dorado and nearby municipalities)	Tourism, Real Estate Development, Health, Tax Incentives for Individuals Relocating to Puerto Rico, Export of high value services
Central Mountainous Region	Agriculture/ Ecotourism

**Table with regions**



### **Municipalities with higher proportion of household with problems**

#### **CDBG-DR Market Analysis**

#### **CDBG-DR Market Analysis**

Fragility in the housing market has come to full exposure as a result of Hurricanes Irma and María. The degree of damage caused by the hurricanes was worsened due to the widespread destruction of inadequate housing structures and damage to unoccupied, unmaintained homes. It has been estimated that anywhere from 45% to 55% of Puerto Rican households have either erected or maintained houses through informal construction, a self-managed construction method completed without the use of an architect or engineer, proper permits, and often in non-conformance with land-use codes. In many cases, informal construction also occurs without proper title to the land. This construction type reduces the structural integrity of homes to withstand natural environmental conditions and renders them ineffective to withstand hurricane conditions.

The market's reality is that cost-burdened households face exacerbated challenges in the search for safe, affordable housing. More than 14,500 tenant households and more than 13,300 owned homes are overcrowded by one (1) or more persons. Funds are needed to repair or reconstruct aging and fragile structures, informally constructed homes, and homes unlawfully located on public lands or through an illegal subdivision. With compounded factors including overcrowding, thousands of financially overburdened households, an aging population, and out-migration of residents under forty (40), the need for comprehensive recovery is critical.

**For more information go to Appendix.**

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

According to ACS data, households in Puerto Rico reach 1,205,075. Of this total, 57% of households on the Island have some Internet subscriptions, while 43% do not have access to Internet service. It is worth noting that in households with a family income of less than \$10,000, 64% of them do not have Internet service. As family income increases, access to the internet in the home increases significantly. At the income threshold of more than \$75,000, only 10% do not have access to the internet. At a time when the world's population is facing the COVID-19 pandemic and distance education has become critical, Puerto Rico faces a severe problem for children in poor households to have access to education, which is a constitutionally guaranteed right and is affected by this factor.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Promoting access to broadband internet is one of the critical challenges of modern Puerto Rico and is indispensable in the face of the reality that the Island is experiencing with the COVID-19 pandemic. In Puerto Rico, the number of broadband service providers has increased in recent years, although the dominance of the leading companies in the market is latent, some of which are Claro, Liberty, T-Mobile, AT&T, among others. The inclusion of new service providers has a positive impact on the consumer, both in the supply and service provision. There are areas in Puerto Rico that are not yet covered, so the consumer is limited in the options they may have in broadband internet service. In Puerto Rico, Law 22 of 2017 has influenced new companies to enter the Island by granting tax incentives. Without a doubt, it is a crucial step to improve the broadband infrastructure on the Island.

## Internet Subscription:

Household Income Level	Internet Service	Total	%
		1,205,075	100%
Less than \$10,000:		333,145	28%
	With internet subscription	121,340	36%
	Without an Internet subscription	211,805	64%
\$10,000 to \$19,999:		266,065	22%
	With internet subscription	121,443	46%
	Without an Internet subscription	144,622	54%
\$20,000 to \$34,999:		243,599	20%
	With internet subscription	150,202	62%
	Without an Internet subscription	93,397	38%
\$35,000 to \$49,999:		141,322	12%
	With internet subscription	105,570	75%
	Without an Internet subscription	35,752	25%
\$50,000 to \$74,999:		120,479	10%
	With internet subscription	99,119	82%
	Without an Internet subscription	21,360	18%
\$75,000 or more:		100,465	8%
	With internet subscription	90,137	90%
	Without an Internet subscription	10,328	10%

**Table 1: Internet Subscription in Household**

**Data Source:** 2018 ACS (5 Year Estimates)

## Internet subscription

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Climate change increases Puerto Rico's exposure to natural hazards, specially floods due to sea level rise, and stronger and more frequent extreme events such as storms. Other effects include an increase in the frequency and intensity of extreme heat events, in droughts, changing in rainfall patterns, and increase in ocean acidification and sea surface temperature.<sup>4</sup>

For details see Appendix.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Low- and moderate-income households that are located in hazardous areas may be disproportionately affected by the effects of climate change. For instance, many of the residents in flood prone areas cannot afford flood insurance to repair or replace their property when the next flooding event occurs.<sup>13</sup> As previously indicated, climate change could exacerbate current flooding conditions and areas that were not susceptible to flooding or were flooded in certain events could be permanently inundated by sea level rise.

It is estimated that in Puerto Rico there are 408,279 housing units occupied by low- and moderate-income households<sup>14</sup> that are in areas that could be permanently inundated by an increase of 3ft in sea level rise. These constitutes 45.79% of these units.<sup>15</sup>

See Appendix for *Map 3. Low- and moderate-income households in areas Susceptible to 3ft slr*

On the other hand, higher temperatures increase the consumption of electricity due to the use of equipment to cool down the environment (air conditioning) in homes that can afford or are required to have these systems. These spending in electricity leaves low and moderate-income homeowners with less money, which can negatively affect the well-being of these populations. Health and wellbeing are also affected in houses whose design does not allow adequate ventilation and cannot afford electricity costs. This situation is exacerbated by the heat island effect, due to the concentration of buildings and other paved surfaces.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

This section contains the Strategic Plan for Housing and Community Development that will guide the Commonwealth of Puerto Rico allocation of Community Development Block Grant, HOME, HTF, HOPWA and ESG programs for the 2020-2024 planning period.

The Consolidated Plan addresses the community needs of the State Jurisdiction in the context of the goals and objectives of Title I of the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, as amended.

The Commonwealth's goals for the five-year planning period focus on priority needs. The available resources have been targeted to address the needs of the local communities relevant to the CDBG, HOME, HTF, HOPWA and ESG programs and achieve their goals of the 2020-2024 Consolidated Plan.

This complex set of goals can be summarized into three main areas and related activities:

#### Provide Decent Housing

- Provide street outreach, supportive services and emergency shelter
- Provide homeless prevention and rapid rehousing assistance
- Provide housing assistance and supportive services to HIV population
- Support homeownership by providing down payment and closing cost assistance
- Address the need of substandard housing by supporting rehabilitation of rental housing
- Increase the supply or preserve affordable rental housing by supporting rehabilitation and production of housing, prioritizing special needs projects
- Increase the supply of affordable housing by supporting through the participation of CHDO
- Promote the development of special needs projects, which are those that provide supportive services

#### Create a Suitable Living Environment

- Improve the quality of special needs populations, in particular the elderly, by supporting homecare services.
- Provide support services for youth, battered spouses, and employment counseling.
- Improve safety and livability of neighborhoods by investing in public facilities, infrastructure and urban renewal.
- Set-aside funds for emergency relief.

#### **Expand Economic Opportunity**

- Promote the development of microenterprises
- Invest in public facilities that support business development
- Create and retain jobs to low- and moderate-income persons.

## SP-10 Geographic Priorities – 91.315(a)(1)

### Geographic Area

Table 48 - Geographic Priority Areas

1	<b>Area Name:</b>	CDBG- Non-entitlement communities
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
2	<b>Area Name:</b>	Statewide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	

	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

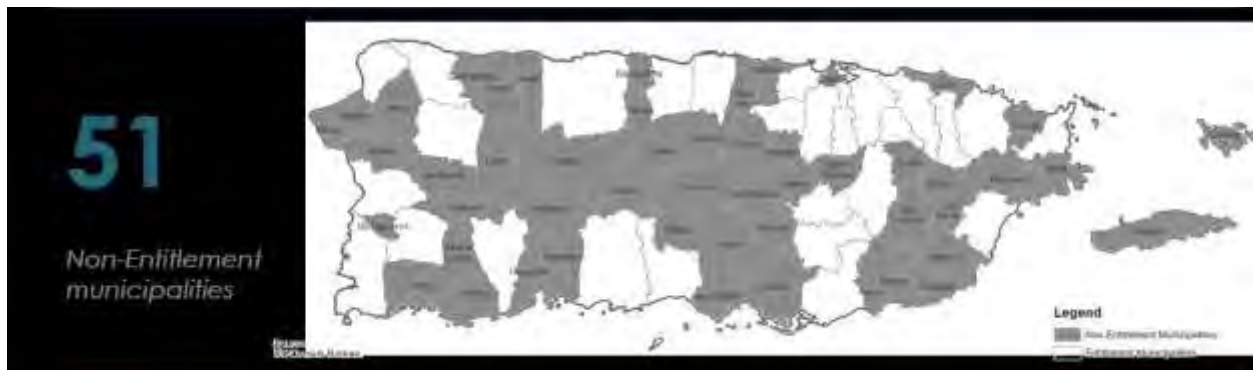
Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

### CDBG

According to Law 137-2014, CDBG funds will be distributed on an equal basis, with the exception of Vieques and Culebra that will receive an additional 15% to the 51 non-entitlement municipalities. The ultimate geographic distribution of the CDBG funds is made by the non-entitlement municipalities once they complete their own citizen and consultation process. See *Map of non-entitlement municipalities* below.

For the explanation of the rest of the programs see Appendix.



**Map of non-entitlement municipalities**

## SP-25 Priority Needs – 91.315(a)(2)

### Priority Needs

Table 49 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly
	<b>Geographic Areas Affected</b>	CDBG- Non-entitlement communities Statewide
	<b>Associated Goals</b>	Provide Decent Housing (C) Provide Decent Housing (D) Provide Decent Housing (E) Provide Decent Housing (F)
	<b>Description</b>	<ol style="list-style-type: none"> <li>1. Support homeownership by providing down payment and closing cost assistance</li> <li>2. Address the need of substandard housing by supporting rehabilitation of rental housing</li> <li>3. Increase the supply or preserve affordable rental housing by supporting rehabilitation and production of housing, prioritizing special needs projects</li> <li>4. Increase the supply of affordable housing by supporting through the participation of CHDO</li> <li>5. Promote the development of special needs projects, which are those that provide supportive services</li> <li>6. Provide assistance to individual households to help them afford the housing costs of market rate units.</li> </ol>
	<b>Basis for Relative Priority</b>	Puerto Rico State Housing Plan, Community Participation, Consultations, needs assessment results and Program Performance.
2	<b>Priority Need Name</b>	Non-housing Community Development- Public Faciliti
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle
	<b>Geographic Areas Affected</b>	CDBG- Non-entitlement communities Statewide
	<b>Associated Goals</b>	Create Suitable Living Enviroments (B)
	<b>Description</b>	Public facilities such as community centers, recreational facilities, parking lots, parks and facilities for special needs populations.
	<b>Basis for Relative Priority</b>	Public facilities to enhance and facilitate community life are constantly requested by municipalities. Such facilities bring new opportunities to low income families and help create vibrant communities.
3	<b>Priority Need Name</b>	Non-housing Community Development- Public improvem
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle
	<b>Geographic Areas Affected</b>	CDBG- Non-entitlement communities Statewide
	<b>Associated Goals</b>	Create Suitable Living Enviroments Create Suitable Living Enviroments (B)
	<b>Description</b>	Flood and drainage facilities, sidewalks, street improvements, water/sewer improvements.
	<b>Basis for Relative Priority</b>	Improvement of municipal infrastructure is constantly requested by local communities. These needs are highly important for low income communities due to the aging of Puerto Rico's core infrastructure. The planning process within the Island has rendered scatter developments with poor infrastructure for basic needs.
4	<b>Priority Need Name</b>	Non-housing Community Development- Public Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle
	<b>Geographic Areas Affected</b>	CDBG- Non-entitlement communities Statewide
	<b>Associated Goals</b>	Create Suitable Living Enviroments
	<b>Description</b>	Public services for homecare assistance (elderly persons), youth services, counseling, crime prevention and educational programs, health services, among others
	<b>Basis for Relative Priority</b>	Puerto Rico has a high level of social needs due to poverty conditions. Over 45% of the population falls below the poverty line, labor force participation is low and several families depend on the Supplemental Nutrition Assistance Program. Based on a web survey conducted, over 29 municipalities demand public services for homecare assistance.
5	<b>Priority Need Name</b>	Non-housing Community Development- Economic Dev
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle
	<b>Geographic Areas Affected</b>	CDBG- Non-entitlement communities
	<b>Associated Goals</b>	Expand Economic Opportunity
	<b>Description</b>	The economic conditions of the Island have placed job creation and development of new economic opportunities as the top priorities of the government. The strategy is focused on local SMEs facing limited funding for the initial working capital or the infrastructure required for startups.
	<b>Basis for Relative Priority</b>	Public facilities for commercial use, microenterprise assistance, and special economic development projects combining the efforts and resources of municipal enterprises.

6	<b>Priority Need Name</b>	Chronic Homeless
	<b>Priority Level</b>	High
	<b>Population</b>	Chronic Homelessness Mentally Ill Chronic Substance Abuse Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	Provide Decent Housing
	<b>Description</b>	The PRDF will address homeless persons needs identified as part of the analysis by focusing its efforts in outreach and emergency shelter and transitional housing.
	<b>Basis for Relative Priority</b>	Puerto Rico State Housing Plan, Mandatory Consultations with CoC organizations, needs assessment results and Program Performance
7	<b>Priority Need Name</b>	Homelessness Prevention
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low
	<b>Geographic Areas Affected</b>	Statewide
	<b>Associated Goals</b>	Provide Decent Housing (B)
	<b>Description</b>	The PRDF will address the needs of this population by providing prevention and rapid rehousing services.
	<b>Basis for Relative Priority</b>	Puerto Rico State Housing Plan, Mandatory Consultations with CoC organizations, needs assessment results and Program Performance.
8	<b>Priority Need Name</b>	Create and preserve affordable rental housing
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Elderly Individuals
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Address de need of substandard housing by the construction and rehabilitation of rental housing.
	<b>Basis for Relative Priority</b>	Puerto Rico State Housing Plan, Community Participation, Consultations, needs assessment results and Program Performance.

#### **Narrative (Optional)**

## SP-30 Influence of Market Conditions – 91.315(b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>There is lack of small housing units to support single family. TBRA provide assistance to individual households to help them afford the housing costs of market-rate units. TBRA differ from other types of HOME rental housing activities in three key ways:</p> <ul style="list-style-type: none"> <li>• TBRA programs help individual households, rather than subsidizing particular rental projects.</li> <li>• TBRA assistance moves with the tenant- if the household no longer wishes to rent a particular unit, the household may take its TBRA and move to another rental property.</li> </ul> <p>The level of TBRA subsidy varies- the level of subsidy is based upon the income of the household, the particular unit the household selects, and the PJ's rent standard (rather than being tied to the PJ's high and low HOME rents).</p>
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	The excess inventory of housing in the Island and foreclosures do not support the production of new units for homeownership. However, there is a need for rental projects for low income persons, elderly households, young couples and female headed households. The second greatest need in the Island is cost burden housing problems.
Rehabilitation	The greatest need is among low- and moderate-income households that live in substandard housing.
Acquisition, including preservation	The state will not acquire properties nor allocate funding for the preservation of affordable housing. Market conditions and budgetary constraints do not support assuming the risk associated to this activity. Moreover, regarding expiring contracts under Section 8, it is unlikely that developers will reposition their projects for the non-subsidized market.

**Table 50 – Influence of Market Conditions**

## **SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2)**

### **Introduction**

For the PY 2020, HUD allocated to the PR-State a total of \$44,540,047 among all CPD Programs. Specifically, the allocation by programs is: \$23,869,547 for the CDBG Program activities; \$13,333,944 for the HOME Program activities, \$2,203,742 for the HOPWA Program activities, \$3,618,910 for the ESG Program activities and \$1,513,904 for the Housing Trust Fund activities.

All funds were allocated to address the affordable housing needs of the low and moderate income persons and special needs population, the public services needs of the special needs population, the homeless housing and supportive service's needs, the non-housing community development needs, the prevention of homelessness actions of families and/or individuals, the low income economic development needs among other eligible service activities within the Puerto Rico State jurisdiction.

In addition to the 2020 resources the State estimates that it will have available the following resources Based on IDIS PR01:

- CDBG Previous Year Resources (PR01, available to commit)- \$31,626,311.41
- HOME Previous Years EN and CR Resources (Available to commit)- \$18,004,007 (Net of 10% Adm.)
- HOPWA Previous Years – \$1,756,081
- ESG Previous years (available to commit) - \$58,650.93
- HTF Previous Years- \$930,870 (Net of 10% Adm.)

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	23,869,547	330,171	31,626,311	55,826,029	95,478,188	Funding will be used for housing, community, and economic development activities, as well as assistance for special populations across the 51 non-entitlement municipalities of Puerto Rico.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	13,333,944	0	23,029,184	36,363,128	53,335,776	Funds will be allocated to provide incentives for meeting developing and supporting affordable rental and homeownership housing units. This will be achieved through new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities for rent and sale projects (funding for sale projects will be for CHDO's - set aside only). Also, funds will be used for acquisition of housing by homebuyers.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,203,742	0	175,680	2,379,422	8,814,968	Funds will be distributed among municipalities and nonprofit organizations for the provision of housing assistance and supportive services for low-income persons living with HIV/AIDS.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	3,618,910	0	58,650	3,677,560	14,475,640	Funds will be used primarily for, Outreach, Emergency, Shelter activities, and secondly to Homelessness Prevention, Rapid Re-housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	1,513,904	0	930,870	2,444,774	6,055,616	The Housing Trust Fund (HTF) is a new affordable housing production program that will complement existing Federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families.
Other	public - federal	Other	10,005,815,230	0	0	10,005,815,230	10,005,815,230	\$10,005,815,230 is the combined allocation, FOR UNMET NEEDS (PUB. L. 115-56 AND PUB. L. 115-123) expected to be available as part of the 4th amendment to the DR-2017 Action Plan.

**Table 51 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

**CDBG:**

Matching Requirements

Section 24 CFR 570.489 (a)(1) established the responsibility of the Government of the Commonwealth of Puerto Rico to pay with its own resources for all administrative costs incurred in administering the State CDBG Program. Regardless, the state may use CDBG funds to finance such costs in an amount not to exceed \$100,000, plus 50 percent of such costs in excess of \$100,000. The other 50% in excess of \$100,000 will be covered by PRDOH general budget.

Leverage of Federal Funds

The non-entitlement municipalities will provide leverage to their projects in the form of in-kind services and equity from municipal, state, and other federal funds.

For details of HOME, HTF, ESG and HOPWA programs got to APpendix.

**If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan**

The Puerto Rico Housing Finance owns multiple properties statewide. The abandoned properties are often perceived as a problem, but the State understands that they are an opportunity for redevelopment. The State will implement a strategy to restore the abandoned properties to productive use and to address the need of persons affected by Hurricane Maria. This will require a commitment from different governmental agencies its residents and its neighborhood organizations. The State is committed and will articulate a long-term vision for the community and lay out the strategies to achieve that vision.

Non-entitlement municipalities occasionally donate land or property in support of activities designed to address the needs identified in the plan as part of their contribution to locally administered programs.

## Discussion

## SP-40 Institutional Delivery Structure – 91.315(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PR Department of Housing	Government	Economic Development Non-homeless special needs Ownership neighborhood improvements public facilities public services	State
PR Department of Family	Government	Homelessness Non-homeless special needs neighborhood improvements public facilities public services	State
Puerto Rico Department of Health	Government	Homelessness public services	State
MUNICIPIO DE SAN JUAN	Government	Homelessness Non-homeless special needs public services	State
PUERTO RICO HOUSING FINANCE AUTHORITY	Government	Ownership Public Housing Rental	State

**Table 52 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

The PRDOH is the lead agency appointed by the Governor of the Commonwealth of Puerto Rico. Its responsibilities associated with the Consolidated Plan are coordinated by the agency. The main component of the institutional structure consists of the PRDOH, the Puerto Rico Department of the Family, which administers the Emergency Solutions Grant Program (ESG); the Puerto Rico Department of Health, which administers the Housing Opportunities for Persons with AIDS Program (HOPWA) in conjunction with the Municipality of San Juan; and the Puerto Rico Housing Finance Authority, which administers the HOME Investment Partnerships Program (HOME).

Other institutions are also important stakeholders in executing State policies for housing, urban, and economic development. These include: COR3, Puerto Rico Public Housing Authority, the Puerto Rico Planning Board, the Puerto Rico Regulations and Permits Administration, the Puerto Rico Department of Labor and Human Resources, and the Puerto Rico Government Development Bank.

Mayors' Association

Mayors' Federation

the Community Based Organizations

In addition, private and non-private institutions play a vital role in addressing housing and community development needs.

### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			

Table 53 - Homeless Prevention Services Summary

**Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction**

Services oriented to homeless and special populations cover a wide spectrum of options. The majority of the Homelessness Prevention Services, Street Outreach Services and Supportive Services, except for law enforcement, are available in the community. These are offered by different types of entities including local governments, community-based organizations, faith-based organizations, and other types of nonprofit organizations.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The majority of these services are available and targeted to the homeless populations, while in the case of persons living with HIV Aids there are certain gaps including mobile clinics and complementary services such as childcare and education.

Several studies, however, have pointed out to capacity building as one of the priorities to strength our organizations and local governments. Furthermore, in an environment of limited fiscal resources, training and capacity building activities become a key instrument to maximize and make more efficient the use of available resources.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

## SP-45 Goals Summary – 91.315(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent Housing	2020	2024	Homeless	Statewide	Chronic Homeless	ESG: \$13,303,870	Homeless Person Overnight Shelter: 12500 Persons Assisted
2	Provide Decent Housing (B)	2020	2024	Homeless	Statewide	Homelessness Prevention	HOME: \$5,002,750 ESG: \$3,433,590	Tenant-based rental assistance / Rapid Rehousing: 8640 Households Assisted
3	Provide Decent Housing (C)	2020	2024	Affordable Housing Non-Homeless Special Needs	Statewide	Housing	HOPWA: \$9,939,980	HIV/AIDS Housing Operations: 2000 Household Housing Unit  Other: 2100 Other
4	Create Suitable Living Enviroments	2020	2024	Non-Housing Community Development	CDBG- Non-entitlement communities	Non-housing Community Development- Public improvem Non-housing Community Development- Public Services	CDBG: \$13,370,530	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2750 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Create Suitable Living Enviroments (B)	2020	2024	Non-Housing Community Development	CDBG- Non-entitlement communities	Non-housing Community Development- Public Faciliti Non-housing Community Development- Public improvem	CDBG: \$89,313,930	Other: 975000 Other
6	Provide Decent Housing (D)	2020	2024	Affordable Housing	CDBG- Non-entitlement communities Statewide	Housing	CDBG: \$10,936,550 HOME: \$10,000,000	Homeowner Housing Added: 100 Household Housing Unit  Homeowner Housing Rehabilitated: 60 Household Housing Unit
7	Expand Economic Opportunity	2020	2024	Economic Development	CDBG- Non-entitlement communities	Non-housing Community Development- Economic Dev	CDBG: \$646,295	Jobs created/retained: 30 Jobs  Businesses assisted: 15 Businesses Assisted
8	Emergency Relief	2020	2024	Non-Housing Community Development	CDBG- Non-entitlement communities		CDBG: \$1,500,000	Other: 1500 Other
9	Provide Decent Housing (E)	2020	2024	Affordable Housing	Statewide	Housing	HOME: \$20,000,000	Homeowner Housing Added: 440 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Provide Decent Housing (F)	2020	2024	Affordable Housing		Housing	HOME: \$25,000,000 HTF: \$6,812,570	Rental units constructed: 165 Household Housing Unit  Rental units rehabilitated: 45 Household Housing Unit

Table 54 – Goals Summary

### Goal Descriptions

1	Goal Name	Provide Decent Housing
	Goal Description	Street outreach, supportive services and emergency shelter.
2	Goal Name	Provide Decent Housing (B)
	Goal Description	ESG program: Provide homeless prevention and rapid rehousing assistance. 8000 total HOME program: Provide tenant-based rental/rapid rehousing. 640 total.
3	Goal Name	Provide Decent Housing (C)
	Goal Description	Provides housing assistance and supportive services to HIV population.
4	Goal Name	Create Suitable Living Environments
	Goal Description	Social needs (public service).
5	Goal Name	Create Suitable Living Environments (B)
	Goal Description	Community Development (Infrastructure and public facilities) Infrastructure for disaster recovery.

<b>6</b>	<b>Goal Name</b>	Provide Decent Housing (D)
	<b>Goal Description</b>	Rehabilitation of units.
<b>7</b>	<b>Goal Name</b>	Expand Economic Opportunity
	<b>Goal Description</b>	Economic Development.
<b>8</b>	<b>Goal Name</b>	Emergency Relief
	<b>Goal Description</b>	Emergency Relief.
<b>9</b>	<b>Goal Name</b>	Provide Decent Housing (E)
	<b>Goal Description</b>	Down payment and closing costs assistance, direct assistance.
<b>10</b>	<b>Goal Name</b>	Provide Decent Housing (F)
	<b>Goal Description</b>	Rehabilitation and production of rental housing.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

**HOME Program:**

**Provide Decent Housing (B) - (640) Household Housing Unit (Low Income)**

**Provide Decent Housing (D) - (100) Household Housing Unit (Low Income)**

**Provide Decent Housing (F) - (440) Household Housing Unit (Low Income)**

**Provide Decent Housing (G) - (165) Household Housing Unit (Low Income)**

**HTF Program:**

**Provide Decent Housing (G) - (45) Household Housing Unit (Low Income)**

For details on CDBG-DR goals: <https://cdbg-dr.pr.gov/en/action-plan/>

**SP-50 Public Housing Accessibility and Involvement – 91.315(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

**Activities to Increase Resident Involvements**

**Is the public housing agency designated as troubled under 24 CFR part 902?**

**Plan to remove the ‘troubled’ designation**

## **SP-55 Barriers to affordable housing – 91.315(h)**

### **Barriers to Affordable Housing**

The barriers to affordable housing development are a recurring issue in the Island. The following issues are those considered the most relevant barriers to affordable housing:

1. Affordable housing programs require large subsidies given the gap between housing construction cost and poverty levels in the Island.
2. Low Fair Market rents relative to residential construction cost.
3. The permitting process is not timely, which increases predevelopment cost.
4. The Nimby syndrome, “Not in My Backyard”, is affecting the development of affordable housing for the homeless persons.
5. There is a reduced number of Certified CHDOs with a proven experience and capacity to develop affordable housing in Puerto Rico. During past years, PJ is across the nation (including Puerto Rico) has received findings from HUD resulting in funds returned due to ineligible activities or projects not developed.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The strategies that are being adopted include:

1. LITHC 4% funds are being layered CDBG-DR funds to make financially viable the construction of rental housing for the elderly and the general population
2. The policy of the State is to prioritize the permitting of affordable housing being supported by CDBG-DR funds and other federal funds.
3. Request HUD to waive 15% CHDO Set-Aside. CHDOs with proven capacity and experience developing affordable housing will have preference in the evaluation process to receive funds.
4. PRHFA team is helping developers to follow-up governmental agencies to expedite construction permits.

## **SP-60 Homelessness Strategy – 91.315(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The state will address the needs identified in the homelessness assessment by giving priority to: Outreach and Rapid Re-Housing Service Projects; Emergency Shelter without Barriers (population, age, hours); Prevention or Rapid Rehousing Project for the mental health population; Emergency Shelters in conjunction with Rapid Rehousing with services that promote personal and economic self-sufficiency; Rapid Rehousing Projects for women, families and youth; Outreach projects and shelters for chronic individuals and families, and shelters for women and the elderly.

### **Addressing the emergency and transitional housing needs of homeless persons**

The strategies promoted by the Puerto Rico Department of the Family are centered in the public policy established by Law Number 130, as amended. As is established in Article 4 of the Law, “the Government of the Commonwealth of Puerto Rico recognizes the need to foster, plan, and carry out services and facilities to attend the needs of these persons, to enable their participation in the Puerto Rican community and allow them to lead a productive and social life. Services must be offered in a multi-sectorial manner, promoting the vision of a continuum of care system that guarantees the uninterrupted offering of services and housing, sharing responsibilities for such an important matter among the various sectors”.

Guided by this concept of shared responsibility, it was established that Public Policy regarding homelessness would be based in the following principles:

1. Homeless persons are entitled to a dignified way of life and to full enjoyment of their human and civil rights, including the right to the responsible and free use and enjoyment of public space; and the right to housing.
2. Homeless persons must be acknowledged, supported, protected, and empowered in order to be able to assume individual, familial, and social duties and responsibilities; including the duty to care for themselves, the commitment to self-respect and personal development, and the commitment to contribute their talents to social solidarity and development.
3. Homeless persons should receive services that include, but are not limited to: emergency shelter; transitory and permanent housing; daytime shelter; detoxification and treatment for alcohol and other drug abuse; nourishment, nutrition, hygiene, clothes, and access to sanitary services and showers; primary and specialized physical and mental health services; legal support and representation; law enforcement and judicial protection; information and guidance regarding their civil rights; social assistance; education and training; job placement; opportunities for developing entrepreneurial abilities focused on producing the necessary income; family reunification; and other services.

Within that framework, goals and actions of the state are focused in reducing the number of families and individuals living on the street and place them in emergency shelters, transitional or permanent housing; improving the quality of emergency shelters for homeless families and individuals; providing assistance to operate these shelters; and provide support services to shelter's residents.

In the context of COVID-19, the Government of Puerto Rico enacted the Executive Order 2020-25, which mandates the coordination and collaboration between the Secretary of Family, the Secretary of Housing, and the Secretary of Health for providing emergency assistance to the homeless population. As well, it urges these agencies to establish services centers to provide minimum, basic medical care and diagnostics, facilities for personal hygiene, laundry, food and other services aimed at preventing the spread of COVID-19, and addressing their most urgent needs.

During the program year, funding for emergency shelters will come mainly from the State's ESG program. Funds may be used for renovation of emergency shelter facilities and the operation of those facilities, as well as services for the residents (including case management, child care, education, employment assistance and job training, legal, mental health, substance abuse treatment, transportation, and services for special populations).

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The Current Homelessness Strategy to end chronic homelessness in Puerto Rico includes the following strategies:

- Continued expansion of stakeholders involved in collaborative planning and service development within targeted areas with high prevalence of chronic homeless persons.
- Continued efforts to implement existing, and obtain new, commitments from Mayors to participate in planning processes to end chronic homelessness.
- Development and implementation of specific action steps with state and municipal governments that have established the elimination of chronic homelessness as a priority, outreach, such as supportive housing development, providing homeless family's public housing in municipalities that administer their own public housing projects, providing vouchers for permanent housing in those municipalities that administer voucher programs, coordinating supportive services to promote retention in permanent and supportive housing, including the development of mini-enterprises for homeless self-employment, etc.
- Implementation of specific action steps to improve access to services, reduce stigma and the criminalization of homelessness.

- Continued education and advocacy to increase the number of public and private funding sources for housing and supportive services for chronic homeless, emphasizing those with SA/MH conditions.
- Increased capacity building of municipal government representatives to partner with community-based organizations in the development, financing and delivery of services to chronic homeless.
- Continue with the implementation of the dedicated HMIS - currently under San Juan's Coalition and the Coalition of Coalitions - for uniform data collection to track populations served through the various systems to permit continuous monitoring of the number and quality of services provided, and outcomes in the homeless served.
- Collaborate with the San Juan's Coalition, the Coalition of Coalitions, and the entities that comprise the CoCs in order to strengthen homelessness data gathering processes, and the consistency of information provided by organizations.
- Continued identification and work with public and private housing developers to target homeless in the development of permanent supportive housing. The current strategies include primarily work with state and non-profit sectors so that more efforts will be directed to local governments and the for-profit stakeholders to improve housing accessibility and service infrastructures for the chronic homeless.
- Monitoring of the development of formal protocols and the implementation of discharge policies from all child welfare, correctional, health and SA/MH agencies and institutions, as a means of preventing chronic homelessness.
- Promote the expansion of the amount of permanent housing units for homeless persons.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The State is committed to provide the necessary assistance to quickly locate homeless individuals and families in permanent housing; and prevent individuals and families to become homeless. Based on that goal, will allocate funds for homeless prevention and rapid rehousing activities. NPOs and municipalities may use ESG funds to provide housing relocation and stabilization services and short- and/or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or another place allowed by the regulation. ESG funds may also be used to provide housing relocation and stabilization services and short-and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.

## **SP-65 Lead based paint Hazards – 91.315(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

#### **How are the actions listed above integrated into housing policies and procedures?**

All CDBG funded housing acquisition and rehabilitation, of pre-1978 units should meet the provisions established in Attachment 24-1 of HUD Manual 6509.2 REV. 6. See the table below for The new HUD requirements table: *Lead-based Paint Compliance for Housing Acquisition*. In 2015, the lead agency and administrator for CDBG State Funds, published a memorandum with the policies and procedures that should be followed for purposes of addressing LBP hazards and increasing access to housing without LBP hazards. As well, the Environmental Specialist at the Department of Housing is in charge of overseeing compliance with this policies and procedures and also provide guidance to municipalities in its implementation. The PRDOH will continue to provide guidance on the lead based paint compliance requirements assuring that all the non-entitlement rehabilitation manuals filed in the agency, includes the actions the municipalities will take on this issue.

Lead-based Paint Compliance for Housing Acquisition	
Acquisition, Leasing, Support Services, or Operation	<ul style="list-style-type: none"> <li>• Provision of pamphlet.</li> <li>• Visual assessment.</li> <li>• Option of paint testing and notice to occupants of evaluation.</li> <li>• Paint stabilization.</li> <li>• Ongoing LBP maintenance.</li> </ul>
Lead-based Paint Compliance for Housing Rehabilitation	
For all Properties	<ul style="list-style-type: none"> <li>• Provision of pamphlet.</li> <li>• Paint testing of surfaces to be disturbed, or presumed LBP. Notice to occupants of evaluation for paint testing or presumption.</li> <li>• Lead safe work practices during rehabilitation and lead hazard reduction.</li> </ul>
Properties receiving less than or equal to \$15,000 per unit federal rehabilitation assistance	<ul style="list-style-type: none"> <li>• Safe work practices during rehabilitation.</li> </ul>
	<ul style="list-style-type: none"> <li>• Repaired disturbed paint.</li> <li>• Clearance of the worksite.</li> </ul>
Properties receiving more than \$3,001 and up to \$15,000 per unit	<ul style="list-style-type: none"> <li>• Risk assessment.</li> <li>• Interim controls.</li> <li>• Notice to occupants of lead hazard reduction including clearance.</li> </ul>
Properties receiving more than \$15,000 per unit	<ul style="list-style-type: none"> <li>• Risk assessment.</li> <li>• Abatement of LBP.</li> <li>• Notice to occupants of lead hazard reduction including clearance.</li> </ul>

## Lead-based Paint Compliance for Housing

## **SP-70 Anti-Poverty Strategy – 91.315(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Close to 46% of the population in Puerto Rico falls under the federal poverty line, thus, the Government of Puerto Rico has developed several strategies to alleviate poverty. There are certain state agencies with programs targeted to reduce poverty. Such programs combine a safety net through direct public assistance, public education, community-based efforts and economic development. Some of the policies target inequality, educational gaps, sustainable community initiatives, community empowerment, and economic development.

For instance, the state manages the Community Services Block Grant [1] which program provides funds through a formula grant to alleviate the causes and conditions of poverty in communities. The grant is authorized by The Community Services Block Grant Act[2] to provide assistance to States[3] and local communities, working through a network of community action agencies and other neighborhood-based organizations, for the reduction of poverty, the revitalization of low-income communities, and the empowerment of low-income families and individuals in rural and urban areas to become fully self-sufficient.

In order to reduce the number of poverty-level families the PR-State Government will continue to coordinate the following efforts during the Program Year:

- Continue to create training and workforce development opportunities through the investment of funds of the Workforce Innovation and Opportunities Act (WIOA) Program. These funds are committed to assist low income individuals in acquiring the technical knowledge and developing the work skills needed to effectively transitioning to the job market;
- Continue to support the Universities and Technical College community in providing educational opportunities to low- and moderate-income students with the objective of improving their academic skills and achieved to be hire in the local and/or regional job market;
- Provide financial housing subsidies to low- and moderate-income households in order to alleviate the cost burden effect that housing has in the economic status of the families;
- Continue to support private investment in the development of affordable housing projects;
- Continue to provide Tenant Based Rent Assistance to HIV/AIDS individuals and family members;
- Continue to invest Section 8 funds in assisting eligible households in their rental needs;
- Promote the creation of Public-Private Alliances, as a business model to promote economic development activities, to create and maintain jobs opportunities and expand the business activities base around the Island;
- Support the active participation of the Cooperatives Sector within strategic regional projects as a tool to create job opportunities, promote local investment and promote an increase in the regional business activities throughout the Island.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Families in poverty are the main recipients of CPD funds in Puerto Rico. Even though a portion of Community Development funds could be used to benefit population with higher incomes, the tradition within the Island has been to use CDBG funds essentially for low- and moderate-income populations. Moreover, activities and programs are designed so that communities can match the federal resources with their in own resources in order to create a greater involvement with their surroundings and livelihood.

The CDBG and HOME programs provide direct relief to low income families by providing affordable housing projects, such as housing rehabilitation, and rental assistance projects.

## **SP-80 Monitoring – 91.330**

**Describe the standards and procedures that the state will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Since the programs included in the Consolidated Plan are managed by different state agencies, each program has a different monitoring procedure and/or monitoring guide. During the past years several of these procedures have been updated to ensure a greater level of compliance of program participants. Past experiences and specialized technical assistance have provided a more robust set of monitoring standards.

For monitoring details of each program go to Appendix.

## Expected Resources

## AP-15 Expected Resources – 91.320(c)(1,2)

### Introduction

For the PY 2020, HUD allocated to the PR-State a total of \$44,540,047 among all CPD Programs. Specifically, the allocation by programs is: \$23,869,547 for the CDBG Program activities; \$13,333,944 for the HOME Program activities, \$2,203,742 for the HOPWA Program activities, \$3,618,910 for the ESG Program activities and \$1,513,904 for the Housing Trust Fund activities.

All funds were allocated to address the affordable housing needs of the low and moderate income persons and special needs population, the public services needs of the special needs population, the homeless housing and supportive service's needs, the non-housing community development needs, the prevention of homelessness actions of families and/or individuals, the low income economic development needs among other eligible service activities within the Puerto Rico State jurisdiction.

In addition to the 2020 resources the State estimates that it will have available the following resources Based on IDIS PR01:

- CDBG Previous Year Resources (PR01, available to commit)- \$31,626,311.41
- HOME Previous Years EN and CR Resources (Available to commit)- \$18,004,007 (Net of 10% Adm.)
- HOPWA Previous Years – \$1,756,081
- ESG Previous years (available to commit) - \$58,650.93
- HTF Previous Years- \$930,870 (Net of 10% Adm.)

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	23,869,547	330,171	31,626,311	55,826,029	95,478,188	Funding will be used for housing, community, and economic development activities, as well as assistance for special populations across the 51 non-entitlement municipalities of Puerto Rico.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	13,333,944	0	23,029,184	36,363,128	53,335,776	Funds will be allocated to provide incentives for meeting developing and supporting affordable rental and homeownership housing units. This will be achieved through new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities for rent and sale projects (funding for sale projects will be for CHDO's - set aside only). Also, funds will be used for acquisition of housing by homebuyers.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,203,742	0	175,680	2,379,422	8,814,968	Funds will be distributed among municipalities and nonprofit organizations for the provision of housing assistance and supportive services for low-income persons living with HIV/AIDS.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	3,618,910	0	58,650	3,677,560	14,475,640	Funds will be used primarily for, Outreach, Emergency, Shelter activities, and secondly to Homelessness Prevention, Rapid Re-housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	1,513,904	0	930,870	2,444,774	6,055,616	The Housing Trust Fund (HTF) is a new affordable housing production program that will complement existing Federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families.
Other	public - federal	Other	10,005,815,230	0	0	10,005,815,230	10,005,815,230	\$10,005,815,230 is the combined allocation, FOR UNMET NEEDS (PUB. L. 115-56 AND PUB. L. 115-123) expected to be available as part of the 4th amendment to the DR-2017 Action Plan.

**Table 55 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how**

## **matching requirements will be satisfied**

### **CDBG:**

#### Matching Requirements

Section 24 CFR 570.489 (a)(1) established the responsibility of the Government of the Commonwealth of Puerto Rico to pay with its own resources for all administrative costs incurred in administering the State CDBG Program. Regardless, the state may use CDBG funds to finance such costs in an amount not to exceed \$100,000, plus 50 percent of such costs in excess of \$100,000. The other 50% in excess of \$100,000 will be covered by PRDOH general budget.

#### Leverage of Federal Funds

The non-entitlement municipalities will provide leverage to their projects in the form of in-kind services and equity from municipal, state, and other federal funds.

For details of HOME, HTF, ESG and HOPWA programs got to APpendix.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The Puerto Rico Housing Finance owns multiple properties statewide. The abandoned properties are often perceived as a problem, but the State understands that they are an opportunity for redevelopment. The State will implement a strategy to restore the abandoned properties to productive use and to address the need of persons affected by Hurricane Maria. This will require a commitment from different governmental agencies its residents and its neighborhood organizations. The State is committed and will articulate a long-term vision for the community and lay out the strategies to achieve that vision.

Non-entitlement municipalities occasionally donate land or property in support of activities designed to address the needs identified in the plan as part of their contribution to locally administered programs.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent Housing	2020	2024	Homeless			ESG: \$2,660,774	Homeless Person Overnight Shelter: 2500 Persons Assisted
2	Provide Decent Housing (B)	2020	2024	Homeless	Statewide		HOME: \$1,000,550 ESG: \$686,718	Tenant-based rental assistance / Rapid Rehousing: 1728 Households Assisted
3	Provide Decent Housing (C)	2020	2024	Affordable Housing Non-Homeless Special Needs	Statewide		HOPWA: \$1,987,996	HIV/AIDS Housing Operations: 400 Household Housing Unit Other: 420 Other
4	Create Suitable Living Enviroments	2020	2024	Non-Housing Community Development	CDBG- Non-entitlement communities		CDBG: \$2,674,106	Public service activities other than Low/Moderate Income Housing Benefit: 550 Persons Assisted
5	Create Suitable Living Enviroments (B)	2020	2024	Non-Housing Community Development	CDBG- Non-entitlement communities		CDBG: \$17,862,786	Other: 195000 Other
6	Provide Decent Housing (D)	2020	2024	Affordable Housing	CDBG- Non-entitlement communities Statewide		CDBG: \$2,187,310 HOME: \$2,000,000	Homeowner Housing Added: 20 Household Housing Unit Homeowner Housing Rehabilitated: 12 Household Housing Unit
7	Expand Economic Opportunity	2020	2024	Economic Development	CDBG- Non-entitlement communities		CDBG: \$129,259	Jobs created/retained: 6 Jobs Businesses assisted: 3 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Emergency Relief	2020	2024	Non-Housing Community Development	CDBG- Non-entitlement communities		CDBG: \$300,000	Other: 300 Other
9	Provide Decent Housing (E)	2020	2024	Affordable Housing	Statewide		HOME: \$4,000,000	Homeowner Housing Added: 88 Household Housing Unit
10	Provide Decent Housing (F)	2020	2024	Affordable Housing	Statewide		HOME: \$5,000,000 HTF: \$1,362,514	Rental units constructed: 33 Household Housing Unit Rental units rehabilitated: 9 Household Housing Unit

**Table 56 – Goals Summary**

## Goal Descriptions

1	Goal Name	Provide Decent Housing
	Goal Description	
2	Goal Name	Provide Decent Housing (B)
	Goal Description	
3	Goal Name	Provide Decent Housing (C)
	Goal Description	
4	Goal Name	Create Suitable Living Enviroments
	Goal Description	
5	Goal Name	Create Suitable Living Enviroments (B)
	Goal Description	

6	Goal Name	Provide Decent Housing (D)
	Goal Description	
7	Goal Name	Expand Economic Opportunity
	Goal Description	
8	Goal Name	Emergency Relief
	Goal Description	
9	Goal Name	Provide Decent Housing (E)
	Goal Description	
10	Goal Name	Provide Decent Housing (F)
	Goal Description	

## AP-25 Allocation Priorities – 91.320(d)

### Introduction:

Funding allocation priorities are based on the needs and strategies of each program. The next section discusses the rationale for each of the consolidated plan programs.

The PY 2020 Annual Action Plan allocation priorities are driven by the information obtained during the Citizen Participation process. Also, the information gathered through the consultation process was considered and included in the decision-making process of allocating the available CPD resources. The combination of both processes provided the citizens, the communities, the agencies and interested parties with a meaningful opportunity to actively determine where the housing and community development resources were allocated.

To validate the information gathered from the citizen participation and consultation process, the PRDOH also took into consideration the results of the five-year Consolidated Plan Needs Assessment report. This section of the plan, in conjunction with the information gathered through consultations and the citizen participation process, provides a clear picture of the State needs related to affordable housing, special needs housing, community development, and homelessness. This evaluation process allows PRDOH and Consolidated State Agencies to identify the highest priorities among the identified housing and community development needs.

HUD regulations provide that 3% of the CDBG allocation plus \$100,000 can be used for administration and technical assistance for the State administered program. In 2020, this equates to \$716,086. For the ESG program the Department of the Family will allocate \$271,418.25 for state administrative purposes, \$361.89 for subgrantees administration, and \$73,101.98 for HMIS.

The following table includes a description of the funding allocation priorities resulted from the evaluation of the information gathered:

### Funding Allocation Priorities

	Provide Decent Housing (%)	Provide Decent Housing (B) (%)	Provide Decent Housing (C) (%)	Create Suitable Living Enviroments (%)	Create Suitable Living Enviroments (B) (%)	Provide Decent Housing (D) (%)	Expand Economic Opportunity (%)	Emergency Relief (%)	Provide Decent Housing (E) (%)	Provide Decent Housing (F) (%)	Total (%)
CDBG	0	0	0	12	77	9	1	1	0	0	100
HOME	0	8	0	0	0	17	0	0	33	42	100

HOPWA	0	0	100	0	0	0	0	0	0	0	100
ESG	79	21	0	0	0	0	0	0	0	0	100
HTF	0	0	0	0	0	0	0	0	0	100	100

**Table 57 – Funding Allocation Priorities**

### **Reason for Allocation Priorities**

The proposed distribution of funds included in this Annual Action Plan is based on the information data regarding demographic environments, market conditions and geographic areas needs resulted from the combination of the citizen participation actions, the consultation process, and the Consolidated Plan Needs Analysis section.

The described processes provide opportunities to share data and expand available information useful to determine the housing and community development needs and priorities which are a key component of effective planning for HUD’s CPD low and moderate-income programs.

The evaluation and analysis of the information resulted from the aforementioned processes, provided the Consolidated State Agencies officials with the needed perspective to better understand the priority needs and allocate the available CPD resources to service activities directed to address the identified needs. Also, provided the officials with the information needed to align complementary resources streams and maximize the use of the available funds within the community to address the needs of the low-income persons and their communities.

**How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?**

The proposed distribution of funds was prepared in accordance with the needs presented during the hearings and are consistent with the Consolidated Plan

**HOME**

The needs assessment identified a considerable need for housing rehabilitation, affordable housing for rent and homebuyer assistance programs. The assessment identified that the main needs are associated to substandard housing, cost burden, housing costs and lack of economic opportunities for persons with low educational attainment.

**ESG**

Allocation of funds is based in the assessment of homelessness conducted for the purpose of consolidated planning and the results of the consultation conducted to CoCs and their organizations. Specific results of the consultation are included in a previous section of the Strategic Plan. The specific allocation gives priority to the provision of services to chronic homelessness and particularly will address the needs identified in the homelessness assessment by giving priority to Emergency Shelters without restrictions that may be used as a Stabilization Unit (24 hour, 7 days a week entrance); Expand the range of Street Outreach services; Emergency Shelters without restrictions on population, age, and time; and Emergency Shelter Services. In the case of Prevention and Rapid Re-Housing attention will be given to people with mental health conditions; Projects for women; and Shelter proposals along with Rapid Re-Housing. Services that promote economic and personal self-sufficiency, will also be promoted due to the reasons observed for being homeless and the current social and economic context.

## AP-30 Methods of Distribution – 91.320(d)&(k)

### Introduction:

The Consolidated Plan regulations, specifically in 24 CFR 91.320, establishes the dispositions regarding the content of an Annual Action Plan. Among the components of the Plan, the PR-State must provide a description of the method for distributing funds to local governments and nonprofit organizations to carry out activities, or the activities to be undertaken by the State, using the funds that are expected to be received under the formula allocations and other HUD assistance during the PY 2020.

At a minimum, the Methods of Distributions must include the reasons for the allocation priorities, how the proposed distribution of funds will address the priority needs and specific objectives included in the Consolidated Plan and must describes any obstacles to addressing underserved needs.

The full explanation of the Methods of Distribution to be used during this program year are included in the Appendix Section.

### Distribution Methods

**Table 58 - Distribution Methods by State Program**

<b>1</b>	<b>State Program Name:</b>	CDBG
	<b>Funding Sources:</b>	CDBG

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>The State CDBG allocation for PY 2020 amounts to \$23,869,547. This program provides funding for housing, community, and economic development, as well as assistance for special populations across the 51 non-entitlement municipalities of Puerto Rico.</p> <p>The allocation for non-entitlement municipalities will be equally distributed among the municipalities, except for the islands of Vieques and Culebra, which both will receive an additional 15% above the Equal Allocation Grant. This method follows the distribution established via the enactment of local Law 137-2014, as amended.</p> <p>The following is the proposed allocation:</p> <p>Allocation for 49 Municipalities</p> <p>Administration \$75,732.72</p> <p>Public Service \$66,822.98</p> <p>Other Eligible Project (Housing, Community Development, Economic Development, Etc.) \$302,930.86</p> <p>TOTAL \$445,486.56</p> <p>Vieques and Culebra</p> <p>Administration \$87,092.62</p> <p>Public Service \$76,846.43</p> <p>Other Eligible Project (Housing, Community Development, Economic Development, Etc.) \$348,370.49</p> <p>TOTAL \$512,309.55</p> <p>PRDOH</p> <p>Planning and Administration \$716,086</p> <p>The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section.</p>
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	<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Under Act 137 of 2014 (as amended by Law 10, 2017) the Commonwealth of Puerto Rico established that all non-entitlement municipalities will receive the same amount of CDBG funds, with the exceptions of Vieques and Culebra, which will receive an additional 15%. Thus, under this method of distribution municipalities will receive the same share of CDBG funds with no need for a competitive round.</p> <p>The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section.</p>
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	<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p><u>Proposal Requirements</u></p> <p>Submission of a budget breakdown is mandatory as required PRDOH for construction projects. For other projects under economic development, municipalities must still submit an estimated budget breakdown, which could include expected beneficiaries and detailed costs of the project.</p> <p>In determining an appropriate amount, PRDOH reserves the right to adjust requested funds, based on review of compliance with the following requirements:</p> <ol style="list-style-type: none"> <li>1. Compliance with the State CDBG requirements (Fair Housing and Citizen Participation).</li> <li>2. Compliance with the College of Engineers and Land Surveyors of Puerto Rico Guidelines, including the project breakdown detailing: cost of material, labor, equipment, insurance, administrative overhead, and other costs related to the project in order to determine reasonable project cost.</li> <li>3. Inadequate or incomplete description of activities to be developed.</li> <li>4. Past performance of the non-entitled municipality (open findings).</li> <li>5. Timely expenditure of funds (i.e. more than three (3) times the grant for its current program year, open activities for program year 2010 and earlier).</li> </ol> <p>All activities must be designed in compliance with the strategy developed by the municipality which should meet the needs of low and moderate-income individuals, addressing their special needs and ensuring maximum community development. The optional 15% Public Service Cap is based on the total CDBG State grant.</p> <p><b>Application Submission</b></p> <p>Application kits or Request for Proposals will be available 30 days from HUD's approval of the Plan. The proposals and all its components and supporting documentation will be submitted physically on or before 45 days from the publication of the guidelines, no later than 4:30p.m. as registered by the system.</p> <p>Applications for the Emergency Fund may be submitted at any time during Program Year 2020 as long as they comply with the requirements presented on Circular Letter Num. 2013-09 of May 21, 2013, and any other requirement that applies.</p> <p>Municipalities could submit applications for Section 108 loan and must follow the <i>Procedimiento de Solicitud y Administración de Préstamos Garantizados Sección 108</i>.</p>
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	<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>Not applicable- Please refer to ESG program.</p>
	<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>Not Applicable- See HOPWA Section.</p>

	<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>The State CDBG allocation for PY 2020 amounts to \$23,869,547 will be distributed among eligible categories of the program.</p> <p>No more than 20% of the CDBG funds will be allocated for eligible Administrative and Planning Activities (3% by PRDOH and 17% by the Municipalities); up to 15% of the CBDG funds can be allocated for Public Service purposes and the remaining of the funds can be allocated for housing, community development and economic development related activities.</p> <p>All CDBG eligible activities. Eligible activities under the State CDBG Program are listed on Section 105 (a) of Title I of the Housing and Community Development Act of 1974, as amended. Each activity must meet one of the national objectives as to benefit low and moderate-income persons (24 CFR 570.483 (b)), pursue the elimination of slums and blighted areas (24 CFR 570.483 (c)), or activities designed to address a particular urgency that poses an imminent threat to the health and safety of the community (24 CFR 570.483 (d)). Each activity should correlate with a matrix code, national objective and CDBG citation.</p> <p>All applications for Program Year 2020 State CDBG funds must establish that no less than 70% of State CDBG funds will benefit LMI persons. Projects which do not meet eligibility requirements under Section 105(a) of Title I of the Housing Development Act of 1974, as amended, will not be considered.</p> <p>The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section.</p>
	<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Under Act 137 of 2014 (as amended) the Commonwealth of Puerto Rico established that all non-entitlement municipalities will receive the same amount of CDBG funds, with the exceptions of Vieques and Culebra, which will receive an additional 15%. Thus, under this method of distribution municipalities will receive the same share of CDBG funds with no need for a competitive round.</p>
	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The expected outcomes measures are included on the appendix section.</p>
2	<p><b>State Program Name:</b></p>	<p>Emergency Solutions Grant Program</p>

	<b>Funding Sources:</b>	ESG
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	<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>The Emergency Solutions Grant Program is administered by the Puerto Rico Department of the Family (PRDF). The Department of the Family uses a method of distribution of funds that includes, presenting a request for a competitive proposal the first year, and the second year the funds are distributed according to the level of performance of the projects and availability of the funds by part of HUD. This year constitutes the first year of a cycle. The PRDF will be receiving proposals from active entities, as well as new or inactive entities.</p> <p>If there are funds available during the Program Year, product of recapture processes or surplus funds, they will be distributed according to the needs identified by the PRDF. The criteria for distribution will be notified by invitation.</p> <p>In case of a declared disaster the PRDF reserves the right to implement the disaster recovery policy included as an appendix.</p> <p>The ESG allocation for Program Year 2020 is \$3,618,910.00. Funding is intended to serve the seventy-eight (78) Municipalities across the island within the 12 regions established by the Department of Family. PRDF's Regions are located in Aguadilla, Arecibo, Bayamón, San Juan-Carolina, Caguas, Loíza, Humacao, Guayama, Morovis, Ponce, Yauco y Mayagüez. Non-profit Organizations and Municipalities that comply with the requirements and evaluation criteria established on this plan will be eligible to receive funds under the following activities:</p> <p>The following are the ESG Program distribution by funding categories:</p> <ul style="list-style-type: none"> <li>• Outreach and Shelter \$2,171,346.00 (60.0%)</li> <li>• Prevention \$ 560,569.16 (15.49%)</li> <li>• Rapid Re-Housing \$542,474.62 (14.99%)</li> <li>• Data Collection (HMIS) \$73,101.98 (2.03%)</li> <li>• Administration \$271,418.25 (7.49%)</li> <li>• Total \$3,618,910.00</li> </ul> <p>The Department of the Family may be allocating indirect costs to eligible activities.</p> <p>As described in the following sections, proposals will be evaluated according to two set of criteria: (1) strict compliance in order for proposals to be considered; and (2) competitive criteria. Proposals are due on July 17, 2020, via email. Due to the effects of the pandemic, an extension was provided.</p>
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	<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>For purposes of carrying out the process of awarding contracts, a committee is appointed in charge of evaluating proposals. The Committee will evaluate proposals based on two sets of criteria: (1)strict compliance in order for proposals to be considered; and (2)competitive criteria which help determine the amount to be received by the applicants.</p> <p><b>Eligibility Criteria</b></p> <ul style="list-style-type: none"> <li>• Complete the proposal in all its parts and submit the required documentation, as applicable.</li> <li>• Be a municipality or nonprofit entity properly incorporated and in Good Standing, as applicable.</li> <li>• To have financial management systems that meet the minimum standards of accounting.</li> <li>• Have the Environmental Assessment.</li> <li>• Attend the Proposal Application orientation held on July 3, 2020 and which was publicly announced (see attachments).</li> <li>• No open findings of questioned costs, if applicable.</li> <li>• In the case of shelters, have the municipal endorsement.</li> <li>• Sources of matching available.</li> <li>• No open allocations of funds (original allocations) from Program Year 2016 or before.</li> </ul> <p><b>In case of active subrecipients, the following criteria will be considered:</b></p> <ul style="list-style-type: none"> <li>• In the case of shelters, bed utilization rate of 70% or more</li> <li>• Have spent at least 75% of the most recent allocation on the component requested.</li> <li>• Participation in the Coordinated Entry System (CES).</li> <li>• Compliance with Data Entry in the Homeless Management Information System (HMIS).</li> <li>• Compliance with previous allocations case closing in HMIS.</li> </ul> <p>Competitive Criteria for the Final Granting of Funds:</p> <p><u>Active Organizations:</u></p> <p>Consolidated Plan      PUERTO RICO      155</p> <p><i>Need</i></p> <ul style="list-style-type: none"> <li>• Number of homeless persons identified in the geographic region of service</li> </ul> <p><i>Experience and capacity of impact</i></p>
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<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Not applicable to the ESG Program- (see CDBG section)</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>Since program year 2011, the Puerto Rico Department of the Family uses a distribution method in which an award that is granted for two (2) year period, subject to an evaluation of the first year and the availability of funds. During PY 2020, eligible organizations and units of local governments will be initiating their second program year of the two-program year cycle. While, unused funds available during the Program Year will be distributed according to the needs identified by the Department of the Family, by invitation.</p>

<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	Not Applicable- See HOPWA Section.
<b>Describe how resources will be allocated among funding categories.</b>	<p>The following are the ESG Program distribution by funding categories:</p> <ul style="list-style-type: none"> <li>• Outreach and Shelter    \$2,171,346.00 (60.0%)</li> <li>• Prevention                      \$ 560,569.16 (15.49%)</li> <li>• Rapid Re-Housing            \$542,474.62 (14.99%)</li> <li>• Data Collection (HMIS)      \$73,101.98 (2.03%)</li> <li>• Administration                \$271,418.25 (7.49%)</li> <li>• Total            \$3,618,910.00</li> </ul> <p>The Department of the Family may be allocating indirect costs to eligible activities.</p>
<b>Describe threshold factors and grant size limits.</b>	<p>The grant size limits established for the ESG Program funds distribution are:</p> <ul style="list-style-type: none"> <li>• Outreach and Shelter    No more than 60.0%</li> <li>• Prevention                      No limits</li> <li>• Rapid Re-Housing            No limits</li> <li>• Data Collection (HMIS)      Does not apply</li> </ul>

	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>Non-profit organizations and units of local government that are awarded ESG funds, are expected to comply with the following outcome measures, depending in the different types of projects:</p> <p>Outcome Measures</p> <p>OUTREACH</p> <ul style="list-style-type: none"> <li>• Number of people receiving services</li> <li>• Number of people who left the program</li> <li>• Percentage of people who committed (engaged) to receive services</li> <li>• Percentage of people who fulfilled their service plan</li> <li>• Percentage of people who increased their income from any source</li> <li>• Percentage of people located in emergency shelter</li> <li>• Percentage of people located in temporary shelter</li> <li>• Percentage of people placed in permanent housing</li> </ul> <p>EMERGENCY SHELTER</p> <ul style="list-style-type: none"> <li>• Number of people who entered emergency shelter</li> <li>• Number of people who left the program</li> <li>• Percentage of people who fulfilled their service plan</li> <li>• Percentage of people who increased their income from any source</li> <li>• Percentage of people who entered transitional housing</li> <li>• Percentage of people who stayed in the shelter for less than three months</li> <li>• Percentage of people who stayed in the shelter for more than three months</li> <li>• Percentage of people placed in permanent housing</li> </ul> <p>PREVENTION</p> <ul style="list-style-type: none"> <li>• Number of people receiving prevention services.</li> <li>• Number of people who left the program</li> <li>• Number of people receiving economic assistance</li> <li>• Percentage of people who received housing relocation services and stabilization services during the</li> </ul>
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3	<b>State Program Name:</b>	HOME Investment Partnership Program
	<b>Funding Sources:</b>	HOME
	<b>Describe the state program addressed by the Method of Distribution.</b>	<p>The <b>PRHFA</b> will receive \$13,333,944 in HOME funds for PY 2020. All resources will be allocated to provide incentives for meeting the goal of developing and supporting 161 affordable rental and 108 homeownership housing units. This will be achieved through the Homebuyer Assistance, Rehab or New Construction by Owner (Techo Dorado), Rehabilitation or New Construction for Multifamily Rental Development and Tenant-Based Rental Assistance (TBRA). These eligible costs include site improvements, conversion, demolition, and other expenses such as financing costs and relocation expenses of displaced persons, families, businesses, or organizations. Funds will also be allocated to provide down payment assistance to homebuyers. Housing must be permanent or transitional and serve both low and very low-income families, according to the applicable qualifying standard associated to each activity. The distribution of HOME funds for PY 2020 is shown below:</p> <ul style="list-style-type: none"> <li>• Administration \$1,333,394</li> <li>• Homebuyer Assistance \$4,000,000</li> <li>• Rehab or New Construction by Owner (Techo Dorado) \$2,000,000</li> <li>• Rehab or New Construction for Multifamily Rental Dev. \$5,000,000</li> <li>• Tenant-Based Rental Assistance (TBRA) \$1,000,550</li> </ul> <p>The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section.</p>

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Following previous joint efforts and on-going initiatives, the Puerto Rico Housing Finance Authority (PRHFA) will make the activity of New Construction or Rehabilitation for Rental Housing Development under the HOME Investment Partnership Program (HOME) Action Plan (AP) a component of the forthcoming Notification of Funds Availability the Authority will issue. The NOFA intends to leverage funds from multiple sources under joint selection and underwriting criteria compatible with the AP and the Low-Income Housing Tax Credit's (LIHTC) Qualified Allocation Plan (QAP) in order to maximize the use of public and private funds channeled to affordable rental projects meeting the housing needs and goals established in the State Housing Plan. Nonetheless, any representation and/or guideline contained in the NOFA will not be intended to, nor it statutorily could, modify or supersede the Authority's responsibility to comply with HOME requirements. Under the NOFA the HOME Program might implement a consolidated application for the HOME, LIHTC, which will combine the requirements of the programs to promote the development of multifamily rental projects.</p> <p>The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section.</p> <p>Other activities will be delivered by the <b>PRHFA</b> in accordance with the applicable regulations.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Not applicable to the HOME Program- see CDBG section.</p>

	<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>Not applicable to the HOME Program- see ESG section.</p>
	<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>Not applicable to the HOME Program - See HOPWA Section.</p>
	<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>The information that follows presents a description of the HOME Program activities and the criteria used for the distribution of funds addressing the priority needs, specific objectives, and performance measurements mentioned above. The minimum investment required by HOME activity is \$1,000 per unit.</p> <p>The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section.</p>

	<b>Describe threshold factors and grant size limits.</b>	No grants size limits will be applied to proposed housing development projects. For Homebuyer Financial Assistance activities, the cap are a minimum of \$1,000 and a maximum of \$45,000 will be available for eligible homebuyers. The Director of the Home Program will approve on case by case basis the amount of subsidy needed to acquire or maintain an affordable housing unit.
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	<p>The following are the HOME Program Outcome Measures:</p> <ul style="list-style-type: none"> <li>• Homebuyer \$4,000,000 – A total of 88 homebuyers</li> <li>• Techo Dorado \$2,000,000 – A total of 20 housing units</li> <li>• Multifamily Rental Dev. \$5,000,000 – A total of 33 housing units.</li> </ul> <p>Tenant-Based Rental Assistance (TBRA) - \$1,000,550 – A total of 128 families.</p>
<b>4</b>	<b>State Program Name:</b>	Housing Opportunities Persons With AIDS
	<b>Funding Sources:</b>	HOPWA

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>The Housing Opportunities for Persons with AIDS (HOPWA) Program provides housing assistance and supportive services for low-income persons living with HIV/AIDS and their families. HOPWA funds are received by the Puerto Rico Department of Health to be distributed to Eligible Project Sponsors that include Municipal Governments and Non-Profit Organizations.</p> <p>Funds for PY 2020 will continue to be administered by the Municipality of San Juan. The Municipality will be responsible for its management, and distribution to sub recipients. Due to the Coronavirus the distribution of the funds to sub recipients will be conducted using the 2019-2020 competition. Due to the law restrictions, administrative funds will not be distributed to sub recipients.</p> <p>HOPWA funds may be used for a wide range of services such as housing, social services, program planning, and development costs. These included, but not limited to acquisition, rehabilitation or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds may be used for health care and mental health services, drug dependence treatment, nutritional services, case management, assistance with daily living, and other supportive services. If remainder funds are available after distribution, distribution of funds will not require a new competitive process but will be distributed among organizations and municipalities that previously submitted their proposals.</p> <p>For the purpose of this Plan the Puerto Rico EMSA will include the 78 municipalities for unobligated funds and the PR-EMSA Municipalities for the HOPWA grant.</p>
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	<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>The following evaluations factors will be used to evaluate the proposals presented by potential sub recipients. An evaluation committee selected by the Municipality of San Juan will evaluate the applications with a standard instrument that will take into consideration: HIV/AIDS population within the proposed service area, level of experience of the proponent party, use of funds history by the proponent party and performance history of the proponent party. All criteria have the same weight in the evaluation process. The maximum value for a proposal is one hundred (100) points. The following are the areas of evaluation and its relative weight:</p> <p>The following evaluations factors will be used to evaluate the proposals presented by potential sub recipients. An evaluation committee selected by the Municipality of San Juan will evaluate the applications with a standard instrument that will take into consideration: HIV/AIDS population within the proposed service area, level of experience of the proponent party, use of funds history by the proponent party and performance history of the proponent party. All criteria have the same weight in the evaluation process. The maximum value for a proposal is one hundred (100) points. The following are the areas of evaluation and its relative weight:</p> <p>NON Profit subrecipients</p> <ul style="list-style-type: none"> <li>• Transmittal Letter - 3 Points</li> <li>• Description organization- 8 Points</li> <li>• Financial and Programmatic Background -4 Points</li> <li>• Action Plan- 35 Points</li> <li>• Budget - 36 Points</li> <li>• Required Documents - 4 Points</li> <li>• Performance – 10 Points</li> <li>• Total 100</li> </ul> <p>Municipal subrecipients</p> <ul style="list-style-type: none"> <li>• Transmittal Letter - 2 Points</li> <li>• General Information Municipality -3 Points</li> <li>• Financial and Programmatic Background - 15 Points</li> <li>• Proposed Project Description - 25 Points</li> <li>• Budget -35 Points</li> </ul>
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<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Not applicable to the HOPWA Program- see CDBG section.</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>Not applicable to the HOPWA Program- see ESG section.</p>

<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>For PY 2020 the Municipality of San Juan will accept island-wide applications, including potential sub recipients from the San Juan Eligible Metropolitan Statistical Area (SJ-EMSA). Priority will be given to potential sub recipients that are not included in the SJ-EMSA. Applicants located in the San Juan EMSA that are currently receiving HOPWA funds from the Municipality of San Juan cannot receive State HOPWA funds for the same purpose and uses.</p> <p>All the applications will be evaluated by the same standards and criteria.</p> <p>Support services eligible costs include:</p> <ul style="list-style-type: none"> <li>• Nutritional Services</li> <li>• Day care</li> <li>• Case Management</li> <li>• Mental Health</li> <li>• Medical services</li> <li>• Permanent housing costs</li> <li>• Any supportive service combined with housing</li> </ul> <p>All sub-recipients are required to register with Dun and Bradstreet to obtain a DUNS number, if they have not already done so. In addition, they need to be registered on the System for Award Management (SAM).</p>
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<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>The HOPWA Program funds will be distributed in the following categories:</p> <ul style="list-style-type: none"> <li>• Administrative Activities: 9.8%</li> <li>• TBRA Activities and related: 34.4%</li> <li>• Housing related Activities: 35.6%</li> <li>• Supportive Services Activities: 20.2%</li> </ul> <p>The final distribution by individual activity is:</p> <ul style="list-style-type: none"> <li>• Administration Salud \$66,112</li> <li>• Administration San Juan \$149,634</li> <li>• TBRA \$729,577</li> <li>• Delivery Cost TBRA \$29,246</li> <li>• Operation Costs Transitional Housing and STRMU \$783,654</li> <li>• Supportive Services \$445,519</li> </ul>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>No grant size limits are established for the HOPWA Program funds distribution.</p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	<p>The following are the HOPWA Program Outcome Measures:</p> <ul style="list-style-type: none"> <li>• Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family - 70 Households</li> <li>• Tenant-based rental assistance - 120 Households</li> <li>• Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds - 80 housing units</li> <li>• Transitional short-term housing facilities developed, leased, or operated with HOPWA funds – 130 Households</li> <li>• Supportive Services – 420 Households</li> </ul>
5	<b>State Program Name:</b>	Housing Trust Fund
	<b>Funding Sources:</b>	HTF

	<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>The <b>PRHFA</b> will receive \$1,513,904 in HTF funds for PY 2020. The resources will be allocated for Multifamily Rental New Construction/Rehabilitation. The funds will be distributed as follow:</p> <p><b>GRANT FUNDS BY ACTIVITY ALLOCATION FOR PY 2020</b></p> <ul style="list-style-type: none"> <li>Assigned Budget: \$1,513,904</li> <li>Distribution by Category:</li> <li>State Administration \$151,390</li> <li>Multifamily Rental New Construction/Rehabilitation \$1,362,514</li> </ul> <p>Description of the Method to Distribute HOME and HTF Funds for Construction and Rehabilitation of Rental Housing</p> <p>As part of the joint efforts and on-going initiatives that relate to the 2020-2024 Puerto Rico State Housing Plan, the Puerto Rico Housing Finance Authority (PRHFA) will make available the Housing Trust Fund Activities of Rental Housing along the HOME Investment Partnership Program (HOME) Action Plan (AP). Funds will be awarded to eligible applicants following a competitive process. The competitive process will follow the criteria established in the HTF Allocation Plan.</p> <p>The <b>PRHFA</b> will receive \$1,513,904 in HTF funds for PY 2020. Funds will be allocated to provide incentives for meeting developing and supporting affordable rental housing units. This will be achieved through new construction or rehabilitation of non-luxury housing with suitable amenities for rent.</p> <p>Eligible Applicants</p> <p>The <b>PRHFA</b> is not limiting the potential pool of applicants for the HTF program. Thus, <b>PRHFA</b> will allow developers, non-profits and other organizations to apply for HTF funds. However, applicants must be able to participate in <b>PRHFA</b> funding round (NOFA). Applicants must comply with the requirements established in 24 CFR 93.2. These requirements are integral to the basic threshold criteria described in the tables below. It is important to note that applications must demonstrate that participants understand the specific requirements of the HTF program and that even if HTF funds are combined in a project with multiple funding sources, HTF unit(s) must be assisted only via HTF eligible activities (24 CFR 93.200).</p> <p>The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section.</p>
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<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Applications requesting <b>HOME and HTF</b> funds will be evaluated based on joint rating factors, once applicants have satisfied the basic threshold requirements. Those factors include local considerations and State <b>HOME and HTF</b> Program's criteria, such as: Project location; project characteristics; project owner/developer characteristics; financing characteristics; special needs projects; Housing needs and additional criteria for rental housing projects.</p> <p>See the appendix for a description of the scoring <b>method</b> and selection criteria that was specifically developed for the HTF Program. The criteria is presented below to facilitate the <b>description of the priority funding factors</b>. The QAP and <b>PRHFA</b> NOFA will be used to determine the final scores and funding recommendations.</p> <p>The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Not applicable to the HTF Program- see CDBG section.</p>

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>Not applicable to the HTF Program- see ESG section.</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>Not applicable to the HTF Program- see HOPWA section.</p>

<b>Describe how resources will be allocated among funding categories.</b>	<p>The HTF Program funds will be distributed in the following categories:</p> <p>Distribution of HTF Funds</p> <ul style="list-style-type: none"> <li>• Multifamily Rental New Construction or Rehabilitation \$ 1,362,514 - 90%</li> <li>• Administration \$151,390 - 10%</li> <li>• Total \$1,513,904 -100%</li> </ul> <p>The HTF resources will be allocated for particular projects that serve HTF tenant population; these could include special needs population.</p>
<b>Describe threshold factors and grant size limits.</b>	<p><b>PRHFA</b> will use the maximum per unit subsidy standards adopted by the State <b>HOME</b> Program. This will allow income eligible families to meet the eligibility requirements pursuant to 24 CFR 92.203. For rental projects, the proposal should allow renters to be eligible, through compliance of 24 CFR 92.216. For the PY 2020 an application or proposal will include the Basic Threshold Requirements and the additional requirements as outlined originally in the previous JANOFAs efforts.</p> <p>The initial basic qualifications will be evaluated by the State HOME program personnel. If the project does not meet requirements for completeness, the applications will not be received. If received, only those applications that meet the joint basic threshold requirements and qualifications would be further considered for evaluation under joint the Point Ranking System.</p> <p>The project location and the targeted population will be key factors in determining the grant size limit.</p>
<b>What are the outcome measures expected as a result of the method of distribution?</b>	<p>The following are the HTF Program Outcome Measures:</p> <p>Multifamily Rental Dev. \$1,362,514– A total of 9 housing units.</p>

**Discussion:**

The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section.

## AP-35 Projects – (Optional)

### Introduction:

For details on CDBG-DR goals: <https://cdbg-dr.pr.gov/en/action-plan/>

#	Project Name

Table 59 – Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

For details on CDBG-DR allocation priorities: <https://cdbg-dr.pr.gov/en/action-plan/>

**AP-38 Project Summary**  
**Project Summary Information**

## **AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)**

**Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?**

Yes

### **Available Grant Amounts**

Loan Guarantees (LGA) under Section 108 of Title I of the Housing and Community Development Act of 1974, as amended, is not subject to the method of distribution of funds as set forth for the CDBG program. Section 910, of the National Affordable Housing Act of 1991 (NAHA), as amended, extended the Section 108 Loan Guarantee program to non-entitlement communities nationwide. As required in Section 104(a) of the Act, we are including the guidelines, regarding the determination to assist non-entitlement municipalities, in applying for guaranteed loan fund under 24CFR Subpart M. Non-entitled municipalities will be eligible to apply for Section 108 Loans as long as they comply with all regulatory requirements and PRDOH program guidelines.

### **Estimated Availability of Funds for PY 2020- \$119,347,735**

Section 108 provides the State CDBG Program with an additional source of financing, to meet housing and community development needs for the non-entitlement municipalities. The Act allows HUD to issue government bonds that would guarantee up to five times the current CDBG allocation to PRDOH. To secure the loans issued, PRDOH must ensure that any State CDBG funds that are pledged for a particular non-entitlement municipality does not affect prospective CDBG allocations for the remaining non-entitlement municipalities. To avoid payment default, PRDOH requires the municipal administration to present other collaterals, besides the required by HUD, in order to secure the re-payment of the loan. If PRDOH deems necessary a Memorandum of Collaboration could be executed with any governmental financing agencies, such as the Governmental Development Bank for Puerto Rico (GDB) and EDBPR. Further consultation could be made with the Tourism Company, the Industrial Development Corporation, the Puerto Rico Economic Development Administration and any other agency that could review the applications to determine risks factors. Specific requirements of feasibility, business plan and other supporting documents are required to make the financial assessment of the project in order to assure PRDOH the feasibility of the project.

Section 108 funds should be requested for economic development activities, or activities in support of economic development (24 CFR 570.703), including:

- Property acquisition
- Rehabilitation of publicly owned properties
- Housing rehabilitation eligible under the CDBG program
- Special economic development activities under the CDBG program,

- Payment of issuance costs associated financing loans 108
- Acquisition, construction, reconstruction, rehabilitation or installation of public facilities
- Reserves to pay debt service on the Section 108 loan
- Other related activities, including demolition and removal, relocation, interest payments, and insurance costs.

For the purposes of determining eligibility, the State CDBG rules and requirements should be observed in full compliance. PRDOH will evaluate the proposed activities on a case by case basis. The agency will also consider if the proposed project could generate income or has any other sources to assure debt repayment. Such measures will guarantee the long-term sustainability of the project.

## **Acceptance process of applications**

### **Application Requirements**

- The first requirement prior to the submission of a LGA application is the transmittal of a letter of intention to submit a 108 LGA Application to PRDOH. The Federal Programs Division at PRDOH will receive the letter of intent and commence the administrative requirement review first. Once the administrative review is completed, the non-entitlement municipality will be authorized to submit an application for Section 108 Loan Guarantee. Applications for the Section 108 Loan Guarantee Program may be submitted throughout PY 2020.
- The non-entitlement municipalities should comply with several administrative requirements, in order to receive the authorization to submit an application for participation in the LGA program.
- Requirements include: Status of monitoring reports, up to date Single Audit Reports, closing of previous program years (only last 5 PY can be open), no open findings, timeliness, among others.
- Municipalities can request up to a maximum of 5 times their CDBG allocation with a ceiling of \$2,000,000 per municipality.

For a more specific set of requirements and a detailed description of eligible activities, please see PRDOH Process Guideline for Section 108 Program.

**AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)**

**Will the state allow units of general local government to carry out community revitalization strategies?**

No

**State's Process and Criteria for approving local government revitalization strategies**

## **AP-50 Geographic Distribution – 91.320(f)**

### **Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed**

As the PR-State Consolidated Plan leading agency, the PRDOH is responsible to address the non-housing community development needs of the Non-Entitlement municipalities within the State jurisdiction. Thus, PRDOH is responsible to oversee that all CDBG program investment related to non-housing community development are made in eligible economically low income geographic areas.

By eligible low income geographic areas, PRDOH defines those geographic areas where, at least fifty-one percent of the population (in accordance with HUD CPD's Updated LMISD or low income surveys), are members of families whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families. Exception could be made by HUD to establish income ceilings higher or lower than 50 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

As per the concentration of minorities within the State geographic areas, the 5-Yr. ACS Demographic and Housing Estimates (2011-2015) shows that ninety-nine percent of the statewide population are from hispanic or latino origins and that from this percentage, ninety-five percentage are from Puerto Rican origins.

### **DISPROPORTIONATELY GREATER NEED**

The Consolidated Plan identified that Low- and moderate-income Blacks and Asians have disproportionate greater needs. The percentage of Asians that have one or more of four housing problems is 68% among 0-30% AMI, 100% among 30%-50% AMI and 97% among 50%-80% AMI. In the jurisdiction as a whole households the percentages of those having one or more of four housing problems are much less (60% among 0-30% AMI, 53% among 30%-50% AMI and 47% among 50%-80% AMI). Among Blacks, 68% of those in the 0-30% AMI bracket has one or more of four housing problems, 81% among 30%-50% AMI and 58% among 50%-80% AMI. However, as previously stated the sizes of the Black and Asians populations with problems is very small (or in the hundreds). See (Discussion section below) for areas where assistance shall be directed.

### **Compliance with 70% Requirement**

The regulations require the State to use no less than 70 percent of the CDBG funds received during a period specified by the state, not to exceed three years, will be used for activities that benefit persons of low and moderate income persons. The PRDOH will require to all Non-Entitlement municipalities that receive CDBG funds allocation during the PY 2020 to invest the non-housing community development funds in economically eligible low income areas. Also, the PRDOH will require the municipalities to

certify that not less than seventy percent of the individuals benefited with CDBG funded activities complies with the low-income eligibility.

## **CDBG**

In 2014 the Government of Puerto Rico enacted Law 137-2014. Under this act the central government determined the allocation for non-entitlement municipalities under the State CDBG Program. With this legislation all non-entitlement municipalities will receive the same share of CDBG funds, except for Vieques and Culebra, which will receive an additional 15%. The municipalities will continue to define the specific allocation of such funds. The ultimate geographic distribution of the CDBG funds is made by the non-entitlement municipalities once they complete their own citizen and consultation process.

## **ESG, HOME, HOPWA and HTF**

The ESG, HOME, HOPWA and HTF programs accepts proposal and provide funding for projects Island-wide.

## **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CDBG- Non-entitlement communities	54
Statewide	46

**Table 60 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

As previously presented in the Annual Action Plan, the projects included for the PY 2020 are created to address the priority needs and specific objectives identified in the 5-Yr. Consolidated Plan. In addition, all projects are associated with one or more priority needs and one or more goals. Therefore, the priorities for the investment related with targeted geographic areas are related with non-housing community development activities that address the goals and objectives of the Consolidated Plan. The Non-Entitlement municipalities proposing this type of projects must invest the CBDG monies in eligible low-income areas, as defined by HUD.

### **Discussion**

The overarching goal of the Department of Housing and Urban Development's Community Planning and Development (CPD) programs covered by the Consolidated Plan is "to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities," principally for low- and moderate-income persons. In order to achieve the provision of suitable living environments within the low- and moderate-income communities, the PRDOH encourages non-entitlement municipalities to undertake non-housing community development activities.

These activities are designed to create, expand and/or improve the physical conditions of community's public facilities located within the benefited low- and moderate-income communities. As previously stated, an eligible low-income community is a geographic area where, at least fifty-one percent of the population, are members of families whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families.

The following Communities Municipalities has been identified by the states as priority areas with disproportionately greater need and minority concentration are included in the appendix.

Municipalities and subgrantees shall provide priority to the above areas when undertaking the eligible activities.

## Affordable Housing

### AP-55 Affordable Housing – 24 CFR 91.320(g)

#### Introduction:

The 2020-2024 5-Yr. Consolidated Plan of the PR-State includes the provision of decent housing as one of the main objectives to be achieved through the activities included in the referred plan. This particular objective includes a series of goals that at large includes the following:

- Housing activities directed to address the needs of the homeless persons;
- Housing activities directed to address the needs of the special needs populations;
- Promote activities directed to preserve and increase the stock of affordable housing units;
- Promote activities toward the ownership of low income persons of their housing units

To achieve these goals, the PR-State government propose a series of housing activities directed to address the housing and supportive services needs of the low-income population, which will comply with the PR-State responsibility of providing safe, decent and sanitary housing units that enable this population group to live with dignity and independence.

The following table includes a description of the number of households that will be benefited from the housing assistance activities proposed in this PY 2020 Annual Action Plan:

One Year Goals for the Number of Households to be Supported	
Homeless	10,457
Non-Homeless	1,399
Special-Needs	400
Total	12,256

**Table 61 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	120
The Production of New Units	500
Rehab of Existing Units	730
Acquisition of Existing Units	75
Total	1,425

**Table 62 - One Year Goals for Affordable Housing by Support Type**

#### Discussion:

ESG will provide will allocate funds for homeless prevention and rapid rehousing activities. NPOs and municipalities may use ESG funds to provide housing relocation and stabilization services and short- and/or medium-term rental assistance necessary to prevent an individual or family from moving into an

emergency shelter or another place allowed by the regulation. ESG funds may also be used to provide housing relocation and stabilization services and short-and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing. Meanwhile HOPWA will provide tenant based rental assistance (TBRA), transitional housing and short-term rent mortgage utility assistance (STRMU) for persons with special needs.

The HOME and CDBG Program provides the highest share of housing assistance, hence will provide the biggest outcomes for supported households during the year. Yet, the CDBG program can provide funding for infrastructure in support of housing, and public facilities. Such actions must be prioritized first in the local government. The ESG and HOPWA programs provides the largest assistance to the homeless and special needs population.

During the preparation of the 5-Yr. Consolidated Plan, the Needs Assessment and Market Analysis outline levels of relative need in the area of affordable housing for the low-income population in Puerto Rico. This level of need drive the State strategy created to address the immediate housing needs of the economically disadvantage persons in the Island. The main objective of this strategy is investing available resources in service activities that enhance access to affordable housing to the programs eligible low-income population groups. Via these efforts, low-income persons have the opportunities to stabilize their housing conditions and reduce the risk of homelessness.

To accomplish this objectives the PR-State Consolidated agencies determine to promote affordable housing service activities in the following way:

- CDBG funding will be invested in the creation of housing rehabilitation opportunities for owner occupied units or units to be occupied by low income persons;
- ESG funding will be invested in the creation of housing opportunities and supportive services for homeless population and individuals at risk of homelessness;
- HOME funding will be invested in the creation of homeownership opportunities as well as tenant based rental assistance opportunities for low-income persons;
- HOPWA funding will continue to be invested in the creation of rental assistance opportunities for HIV/AIDS individuals and their immediate families, as well as transitional housing and supportive services for low-income individuals with HIV/AIDS.
- HTF funding will be invested on Multifamily Rental New Construction/Rehabilitation and Single Family Homebuyer Assistance.

These consolidated housing activities fully engage and leverage additional mainstream housing assistance available within the PR-State public service structure. The State Housing Choice Voucher Program, commonly known as Section 8 Program, allow very low-income families to choose and lease or purchase safe, decent, and affordable privately-owned rental housing. The State Public Housing Program provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities.

As part of the State Government public policy and governmental vision, stable housing is an important tool in helping households achieve other life outcomes, and the PR-State Consolidated Plan Agencies are committed to work toward providing low-income families access to these opportunities.

## **AP-60 Public Housing - 24 CFR 91.320(j)**

### **Introduction:**

The public housing activities within the PR-State jurisdiction are funded through two (2) main funding streams of HUD Office of Public and Indian Housing. These funding streams are the Housing Choice Voucher Program (HCVP) and the Public Housing Program.

The HCVP, also known as Section 8 Program, allows very low-income families to choose and lease or purchase safe, decent, and affordable privately-owned rental housing. In the other hand, the Public Housing Program provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Within the PR-State Government, both programs are administered and managed by the PR Public Housing Administration (PR-PHA), a subsidiary agency of the State Department of Housing. For the public housing complexes, the PR-PHA has management agreements with Private Sector Administrators Firm that are responsible of the daily operation of the projects.

Under the State Government current public policy, the funds allocated to the PR-State public housing initiatives becomes a high priority among the consolidated plan housing and community development strategy. Puerto Rico is facing the most critical economic recession in modern history that has resulted in structural problems, economic shocks, most recently the COVID-19 pandemic, and weak public finances. This scenario has yielded a decade of stagnation, outmigration and debt, which improved after Hurricane María with billions of both private and public reconstruction funds that circulated in the economy. COVID-19 represents another socioeconomic setback. Under these circumstances, the public policy seeks to promote initiatives toward aligning available resources into unified and targeted impact strategies. As part of the development of the institutional structure of the Consolidated Plan strategy, the Puerto Rico Department of Housing fully engage and leverage these mainstream housing assistance programs to the Consolidated Plan housing initiatives. This management vision allows the Department to align the available resources to a unified and targeted housing strategy that results in maximize the impact of the public funds invested in housing initiatives.

This section describes the actions that the PR-State will take to address the needs of the public housing population groups during the planned PY 2020.

### **Actions planned during the next year to address the needs to public housing**

No CPD funded activity will exclusively serve any of the Public Housing projects located within the Municipality boundaries. Nevertheless, the local public policy service strategy includes the public housing population among the service delivery groups that benefits of the Municipality's public services and community development activities. Various activities included in the 2020 action plan benefit the public housing residents, among them:

### **CDBG**

### **Public Services**

- Home Care Assistance
- Academic Tutoring
- Sports and Recreational activities

### **Public Facilities**

- Park and recreational facilities
- Water Parks

### **Infrastructure**

- Re-pavement of Municipal roads

### **HOME**

Residents are offered the opportunities to acquire affordable housing units

### **HOPWA**

Supportive services are provided to PH residents with HIV/AIDS

### **Other Services**

- In addition, Municipal governments provide services to the Public Housing Residents. Among the services are:
- Educational services at the Head Start Centers
- Sport Clinics
- Summer Camps
- Cultural Activities
- Fines Arts workshops
- College Board workshops
- Adult Education
- Educational grants to high school students
- School supplies

As part of the PHA Plan actions proposed to improve the living conditions of the public housing residents and projects, the following activities will be undertaken by the Puerto Rico Public Housing Authority during the PY 2020:

- Homeownership initiatives will be offered to public housing residents with the objective of

assisting them to acquire an affordable housing unit and obtain the unit title;

- The PR-PHA will promote economic and social self-sufficiency initiatives with the objective of fostering the residents to develop their occupational skills, to improve their educational level, and to assist them in obtaining a job opportunity as a strategy to achieve economic independence;
- The PR-PHA will create the *Tenant Participation Fund Program*, a new initiative that seeks to improve the public services alternatives offered to the public housing residents. This initiative will promote full participation by the residents in the process of determining their community needs and identifying the service proposals that better fits the empowerment and self-sufficiency needs of the residents;
- Through the PR-State Agencies components and the local governments, the PR-PHA will coordinate public services actions to address the basic and essential needs of the population and communities. Among the initiatives toward this objective is the *Servi Movil* concept. This concept seeks to bring the basic and essential public services programs to the housing complex. This includes the development of health fairs, job fairs, universities fairs, recreational and sports fairs, among the other governmental services;

The PR-PHA will continue undertaking extraordinary improvements actions in public housing projects to improve the physical conditions of the projects and the housing units. In particular, the new State Government will give emphasis to the rehabilitation and modernization of the Elderly Public Housing Projects.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The State public housing strategy includes policies to promote social and economic self-sufficiency among the housing complexes residents. A key element within this strategy is achieve resident engagement and community leadership within the housing projects. Through the engagement of the residents, the PR-PHA and the Private Administrators Firm will be able to understand the residents views of their community, particularly the community needs and assets and how the residents view that socio-economic improvements can be achieved.

As previously stated, during the course of the PY 2020, the PR-PHA will undertake the *Tenant Participation Fund Program* and the *Servi Movil* initiative as part of the commitment that the State Government has with the public housing communities to improve their living conditions and engage them in the development of the management activities of their complexes and communities.

As per the participation of homeownership actions, the PR-PHA will promote *Casa Mía*, a new concept to promote homeownership within the low and moderate families in Puerto Rico. This housing initiative will engage the participation of the non-profit sector the mortgage business sector, among other components, to assure the acquisition and occupation of housing units by low income persons and/or families.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

As of June 30, 2016, the PR-PHA performance was standard under the HUD-Public Housing standards. Although no problems are in sight that can cause a decrease in the level of performance of the Agency, if needed the State Government Consolidated Plan Agencies will be available to provide technical assistance, management and financial consultant activities, programmatic and operational advice and capacity building actions, toward the Agency managerial and performance improvement.

**Discussion:**

The State Public Housing strategy is a key element among the PR State Government housing and community development policy. The main responsibility of the public housing initiative falls under the PR-PHA, a subsidiary agency of the State Housing Department, one of the main components of the PR-State Consolidated Plan Institutional Structure.

Under the new State Government vision and the economic hardship and constraints affecting the overall economic system, the alignment and maximization in the use of available resources for common and unified strategies plays an important role in the Housing and Consolidated Plan Strategies and Initiatives.

As a special need population group, the State Government through the PR Department of Housing will be responsible to develop strategic actions to address a number of interrelated community challenges in the areas of education, health, human services, affordable housing job training and creation and other public service offerings. Only with the commitment of promoting the alignment of resources and the maximization of its use, the strategy could achieve positive changes among the public housing communities and improve the living conditions of their residents.

## **AP-65 Homeless and Other Special Needs Activities – 91.320(h)**

### **Introduction**

The PR-State strategy behind the homeless initiative is from a network perspective in which collaboration, integration and partnerships will continue to be fostered to implement activities to prevent, reduce and end homelessness. This collaborative effort will also have the intention of streamlining the funding sources within the partnered organizations in order to promote a more effective utilization of the community wide available resources to address the needs of the individuals and families experiencing homelessness.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

According to the Point in Time Census (PIT) 2019 there are 2,535 homeless persons in Puerto Rico; seventy-five percent (75%) are unsheltered and twenty seven percent (27%) are considered chronic homeless. Seventy nine (79%) of the homeless population are men while twenty one (21%) are women. Homeless individuals are mainly located at the Municipalities of San Juan, Ponce, Arecibo, Caguas, Mayaguez, Guayama, Bayamón, Vega Baja, Guaynabo, Humacao and Aguadilla. Based on the data the State Department of Family, PR Government ESG Grantee, will continue supporting outreach, engagement, intake and initial assessment services to unsheltered persons activities that local governments and nonprofit organizations undertake during the PY 2020. The financial support of these organizations will be provided through the allocation of the ESG Program funding.

Through this component, the Department will support the provision of essential services necessary to reach out to unsheltered homeless individuals; connect them with emergency shelter, housing, or critical services; and provide urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility.

Among the eligible activities that the Department will support are the following activities: engagement; case management; emergency and mental services; transportation services; housing search and placement, housing stability and case management and services for special needs populations. To enforce in our subrecipients the need to reduce the number of homeless individuals and families the ESG program established in its standards that street outreach activities must include the case management component to assure that services focus not only on satisfying the basic needs, but also stabilizing physically and emotionally the individuals and placing in some type of housing modality. Also, Street Outreach Projects must provide outreach services at least three times a week and services will be provided based on the client's needs. The DF is very committed to increase the number of persons served under this category and to reduce the time that homeless individuals are on the streets.

The ESG program will continue supporting innovative special projects targeted to provide outreach services for chronic homeless and emergency shelters in Municipalities of high demand.

Finally, the Department of Family will continue supporting low barriers emergency shelters, particularly only projects with 65% or more of bed utilization rate, will be considered to receive funds. It is expected that subrecipients works towards to removing administrative, institutional and programmatic barriers that limit access to emergency shelters. As well, the Department continues encouraging its sub-recipients, the inclusion of permanent housing as a goal in the services plans since the first day a homeless person enters a shelter.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Local public policies on homeless, (Law Number 130) recognizes the need to foster, plan, and carry out services and facilities to attend the needs of homeless individuals, to enable their participation in the Puerto Rican community and allow them to lead a productive and social life. Services must be offered in an integrated manner, promoting the vision of a continuum of care system that guarantees the uninterrupted offering of services and housing, sharing responsibilities for such an important matter among the various sectors”.

As part of the responsibilities of the Department of the Family, the Agency supports the operation of Emergency Shelter facilities throughout the Island. These types of facilities provide a safe and decent alternative to the streets for a determined period of time for a family or individual who is homeless, in addition to providing access to case management, health care assessment and referral services. This emergency placement includes meals, sleeping arrangements, and access to phone and mail services. Before the conclusion of the period of time limitation, each family or individual will have completed an assessment to determine self-sufficiency goals and housing needs. A family can then be referred to transitional housing, move to permanent supportive housing, or move into other low-income housing. Each client agrees to the conditions of stay within the facility and agrees to work on a case plan designed to make self-sufficiency possible.

According to PIT 2019 only twenty-five (25%) of the homeless are sheltered. To increase the number of persons who are placed in emergency shelters, this PY2020 the Department of the Family will continue to support low barriers emergency shelters. It has been established in the ESG standards that emergency shelters admission’s procedures have to reflect a housing first approach. Also, the DF will support emergency shelters with sixty five (65%) average rate utilization bed occupancy. ESG’s subrecipients will continue to be provided with plenty technical assistance to reduce the time of individuals in emergency shelters. Individual planning services are also set as requirements in the ESG standards and should focus placing individuals in some type of housing before ninety (90) days.

Funding for emergency shelters comes mainly from the State’s ESG program. These funds also are made available through the RFP process previously described. Funds may be used for renovation of emergency shelter facilities and the operation of those facilities, as well as supportive services for the

residents, which could include Case Management, Child Care, Education, Employment Assistance and Job Training Activities, Legal, Mental Health, Substance Abuse Treatment, Transportation, and Services for Special Populations.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

## **Discussion**

The provision of housing and supportive services to the homeless population is one of the main goals among the housing and community development strategies of the PR-State Government during this consolidated period. In leading this effort, the PR Department of Family administers the ESG Program allocation, which is used to make grants to Municipalities and Nonprofit Organizations for the rehabilitation or conversion of buildings for use as emergency shelter for the homeless, for the payment of certain expenses related to operating emergency shelters, for essential services related to emergency shelters and street outreach for the homeless, and for homelessness prevention and rapid re-housing assistance. Through this initiative, the Department leads the role toward the goal of ending homelessness in the State jurisdiction.

The Current Homelessness Strategy is included in the Appendix.

**AP-70 HOPWA Goals – 91.320(k)(4)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	70
Tenant-based rental assistance	120
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	80
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	130
Total	400

## **AP-75 Barriers to affordable housing – 91.320(i)**

### **Introduction:**

The enactment of public statutes, ordinances, regulations, administrative procedures and/or processes could have a negative effect in the cost to produce and/or maintain an affordable housing stock in the local market. In its continuously public responsibility, the State must deal with taking actions to ameliorate the effects that existing policies could have in promoting affordable housing initiatives.

Among the common policies that have an effect as a barrier to affordable housing in the local housing market, we can describe land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. Under the current Government structure, some of these policies are enacted at the local government level. Therefore, the State Government must deal with some jurisdictional level establishment in order to take care of the possible limitations that such policies represent to the affordable housing markets.

As previously stated in this plan, the State Government is currently putting in place a new public policy vision with the objective of promoting the sustainable development of Puerto Rico and addressing the deep economic and financial recession that had stall the Island economic development for the last decade. The *Plan para Puerto Rico* includes a series of strategies and initiative that promotes a change of vision in the form of managing the public sector and in the way the State Government conducts its public business.

Through the described plan, the State Government proposes to take actions that leads to the economic development of the Island in all business sectors including the housing markets. In this section, the PRDOH will present which of the proposed public policies address the needs of ameliorating the effect that enacted public policies have in the affordable housing market in Puerto Rico.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Many of the common policies that have a direct effect in the production and development of affordable housing units are related with permits process and land use planning process. To address most of the practices that are considered barriers for the production and development of affordable housing units, the Government vision must be from a planning and land use management context.

It is well known that, in Puerto Rico, the permits process is one of the multiple reasons for the economic stagnation experienced by the Island. To address the policies that are considered barriers for affordable housing actions, PR State Government established the Single Business Portal that streamlined the permits process and create a friendly and effective mechanism that assist in improving the business

environment in the Island.

Another factor that the State Government is addressing through the new government vision is the land use policies. Through the creation and implementation of a Strategic Planning Program, the State Government is creating medium and long period plans relating to the land space ordainment within the Island. The State Land Use Plan is under its final revision to align it to the Municipalities Local Land Use and Ordainment Plans. This initiative will have the effect of eliminating existing confronting policies for land use and will promote flexibility in the establishment of policies concerning the use of the land and the promotion of project development throughout the Island, including housing related activities.

In addition, the State Government policy has established affordable housing policies to benefit low income and special needs population groups. Among the proposed policies is the *Casa Mía* initiative that promote the establishment of an incentive program to facilitate the acquisition of an existing housing unit to low income worker's families, the *Nuevo Comienzo* initiative that proposed the provision of rent subsidies to women who are victims of domestic and gender violence actions and the *Egida del Siglo 21* initiative, an activity proposing the rehabilitation and modernization of elders housing projects.

The first two (2) of the described affordable housing initiative are promoting the acquisition and occupation of existing housing units that currently are vacant and available within the housing market in Puerto Rico. The vacancy of housing units has been arising in the last years due to the significantly migration wave that the Island has been experiencing. With initiative like the described, the State Government purpose of stabilizing communities that have suffered from significantly vacancy in their housing units and will limit the probability of abandonment of the communities housing stock.

### **Discussion:**

To tackle and ameliorate the effect of the actions that commonly are considered barriers for the development and establishment of affordable housing actions, the PR State Government is proposing pro-active initiatives that will foster activities to provide housing units to low income and special needs population groups. These actions consider planning and permits policies that will facilitate the undertaking of activities directed to address the housing needs of the economically disadvantaged individuals, as well as the creation of new initiatives toward the provision of incentives for acquisition, lease and/or rehabilitation purposes by low income worker families and/or special needs population groups.

## **AP-85 Other Actions – 91.320(j)**

### **Introduction:**

In this Section of the Annual Action Plan for PY 2020, the PRDOH will include a description of the actions that the PR-State government it will undertake to foster and maintain a stable affordable housing stock; to reduce the risk of exposure to lead based paint hazards; to reduce the number of poverty-level families; to develop the institutional structure and to enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

As part of the State Government vision, the Consolidated Plan Agencies will be providing economic assistance and incentives to address the housing and socioeconomic needs of the underserved population groups. Under Puerto Rico current economic scenario, the lack of resources among the low income and underserved population is the main reason to obstacle the socioeconomic stability of these groups within the general society.

The particular actions that will be taken by the Agencies are:

- The State Department of Housing will be responsible to provide rent financial assistance to eligible low income families and/or individuals and rent assistance and the creation of economic development actions within the public housing projects to improve the economic and living conditions of this segment;
- The PRDOH will provide homeownership assistance to low income persons interested to acquire an affordable housing units;
- Also the PRDOH will make available CDBG funds for housing rehabilitation actions of low income owner occupied units within the Non-Entitlement municipalities of the Island. This action will promote improve the physical conditions of the low-income housing stock in the Municipalities;
- The State Department of Health, through the Municipality of San Juan Housing and Community Development Department, will promote tenant based rental assistance activities for HIV/AIDS individuals and their families. In addition, transitional housing and supportive services will be made available for HIV/AIDS homeless individuals reach out by Nonprofit Organizations providing housing and supportive services to this population.
- The State Department of Family will make available ESG funds for the provision of housing activities services for homeless individuals and/or at risk homelessness individuals. These assistances will be provided through Nonprofit Organizations and municipalities around the Island. In addition, the Department will strongly support the efforts of the Homeless Continuum of Care Coalitions operating within the Island jurisdiction and that are responsible to request and distribute Continuum of Care funding to address the basic and immediate needs of the homeless population in Puerto Rico.

Additional efforts, from administrative and planning management actions, will be taken in order to

improve the permits process and land use policies that will allow the promotion of actions to facilitate affordable housing initiative around the Island.

The Commonwealth is also taking tax measures to support affordable housing programs. For example, in 2014 the Commonwealth imposed a 2% special tax on Money Transmitting Business on money transmission processed or completed electronically or by check, fund Law 173 “Housing Rental and Improvement Subsidy Program for Low-Income Elderly Persons”.

Regarding CDBG, some of the most urgent needs of non-entitlement communities are infrastructure, housing rehabilitation and economic development. To expedite funding allocation and expenditure, the Commonwealth of Puerto Rico assigned by Law an equal amount of CDBG funds to non-entitlement municipalities, except for Vieques and Culebra that are granted 15% in additional funding. Based on their local knowledge, these units of local government decide the activities they want to support. PRDOH’s new policy is also a strategy to shift scarce municipal human and administrative resources from proposal writing activities to program implementation and compliance. Moreover, this action will allow PRDOH personnel to dedicate more time to technical assistance and oversight activities.

### **Actions planned to foster and maintain affordable housing**

As previously stated the provision of economic assistance to rehabilitate, acquisition and rent affordable housing units is the main action that the PR State Consolidated Plan Agencies will be undertaken to foster and maintain a healthy and stable affordable housing stock within the local housing market.

In addition, pro-active actions leading to promote the re-use and re-occupation of existing vacant housing units within the low-income communities of Puerto Rico, will promote the expansion of the low-income housing stock, will promote re-population actions in communities that has suffered of a high level of migration and will avoid the deterioration and abandonment of communities creating a public safety and health problems within the Municipalities.

The State Government is also proposing actions toward supporting the creation of housing activities under a cooperative business model. As part of the support that the new public policy will provide to the Puerto Rico Cooperative Movement, housing projects will be supported as part of this government economic development vision.

The main action of the Commonwealth is the use of a mechanism of a Unified NOFA. This strategy seeks leveraging expertise with funds and resources available for housing and community development from different programs to support the policies of the State Housing Plan.

The state will use HOME and HTF funds particularly through homebuyer assistance programs and single family rehab to foster and maintain affordable housing. Moreover, the state plans to use HOME funds to leverage other state projects which will increase the affordable housing inventory. The use of HOME resale and recapture provisions will support the affordability of such projects in the long-run.

Additionally, CDGB housing activities (Rehab, CDBG-DR Affordable rental housing, NSP) will serve to maintain the affordable housing stock in Puerto Rico.

### **Actions planned to reduce lead-based paint hazards**

The PRDOH have a pro-active approach to reduce lead-based- paint hazards in residential projects across the Island, such as:

- Professional assessment for deteriorated paint in units built before 1978
- Initial and annual HQS inspections
- Disclose information among residents of lead-based paint hazards
- Stabilization, removal and disposal of dangerous material. The State HOME Program has contracted companies to provide technical assistance for the evaluations, visual assessment, HQS inspections and paint testing (when necessary) for the housing units that will be rehabilitated with HOME funds in order to comply with lead-based paint requirements and other applicable federal environmental laws and regulations.

Housing providers funded through HUD provide decent, safe, and sanitary housing to their residents. Part of this responsibility is to protect these residents, particularly children under age six, from the health risks of lead-based paint. Public Housing Authorities (PHAs) and landlords protect these families by complying with HUD's lead-based paint regulations.

With respect to the Housing Choice Voucher Program (HCVP), the Lead Safe Housing Rule (LSHR) applies only to units constructed prior to 1978 occupied (or intended to be occupied) by a child under age six, the common areas servicing those units and exterior painted surfaces associated with those units and common areas. The Lead Disclosure Rule (LDR) applies to disclosure of lead-based paint and lead-based paint hazards in most housing constructed prior to 1978 ("target housing") at sale or lease, whether or not they are or will be occupied by a child, and whether it is federally assisted or not.

Target Housing is generally, housing constructed before 1978. Housing for the elderly, and housing for persons with disabilities, are not target housing, unless a child under 6 years old resides or is expected to reside in that housing, in which case, the housing is target housing. All zero-bedroom dwellings are not target housing. In jurisdictions which banned the sale or use of lead-based paint before 1978, HUD may use an earlier date for determining target housing. Refer to Lead Compliance Toolkit, Housing Choice Voucher Program, HUD's Lead-Based Paint Regulations (24 CFR Part 35).

### **Actions planned to reduce the number of poverty-level families**

In order to reduce the number of poverty-level families the PR-State Government will coordinate the following effort:

- Continue to create training and workforce development opportunities through the investment

of funds of the Workforce Innovation and Opportunities Act (WIOA) Program. These funds are committed to assist low income individuals in acquiring the technical knowledge and developing the work skills needed to effectively transitioning to the job market;

- Continue to support the Universities and Technical College community in providing educational opportunities to low and moderate income students with the objective of improving their academic skills and achieved to be hire in the local and/or regional job market;
- Provide financial housing subsidies to low and moderate income households in order to alleviate the cost burden effect that housing has in the economic status of the families;
- Continue to support private investment in the development of affordable housing projects;
- Continue to provide Tenant Based Rent Assistance to HIV/AIDS individuals and family members;
- Continue to invest Section 8 funds in assisting eligible households in their rental needs;
- Promote the creation of Public-Private Alliances, as a business model to promote economic development activities, to create and maintain jobs opportunities and expand the business activities base around the Island;

Support the active participation of the Cooperatives Sector within strategic regional projects as a tool to create job opportunities, promote local investment and promote an increase in the regional business activities throughout the Island.

### **Actions planned to develop institutional structure**

During the preparation of the Consolidated Plan the PRDOH, as Lead Agency, envisioned to carry out the designed housing, community, economic development, homeless and special population strategy from an inclusive and collaborative point of view through the Consolidated Stakeholders network. Using the leading role of the PRDOH, the PR State Government will continue to encourage the active participation of these entities in order to meet the needs of the very low to moderate income persons and their communities.

Strategic meetings, working meetings, oversight activities, among other follow-up activities, will be undertaken in order to continue strengthen and developing strategic and accountable partnerships among the Institutional Structure of the housing and community development activities within the State Government structure.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

During the preparation of the Consolidated Plan the PRDOH, as Lead Agency, envisioned to carry out the designed housing, community, economic development, homeless and special population strategy from an inclusive and collaborative point of view through the Consolidated Stakeholders network. Using the leading role of the PRDOH, the PR State Government will continue to encourage the active participation of these entities in order to meet the needs of the very low to moderate income persons and their communities.

Strategic meetings, working meetings, oversight activities, among other follow-up activities, will be undertake in order to continue strengthen and developing strategic and accountable partnerships among the Institutional Structure of the housing and community development activities within the State Government structure.

**Discussion:**

The PR-State Government will continue to use CPD funds to achieve the goals and objectives of the Consolidated Plan. In achieving these goals and objectives, the State will integrate to the CPD allocated funds, additional public funding streams and will leverage communitywide available funding to maximize the resources toward the provision of services to the most in need population groups.

The maximization in the use of available funding within the community, will require the development of strategic and accountable partnerships with all Consolidated Plan Community Stakeholders as part of the institutional structure created toward delivering the basic and essential public services to address the needs of the low-income population segments.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

#### Introduction:

Section 104(j) of the Act and Federal Register Vol. 77 No. 78, April 23rd, 2012 (Final rule) excludes from the definition of Program Income an amount of \$35,000 per year or less. Therefore, in compliance with federal laws and regulations, PRDOH does not require non-entitlement municipalities to return income up to \$35,000 provided that such revenue is counted as miscellaneous revenue. Nonetheless, PRDOH must be informed through quarterly financial reports issued to the agency of the nature and disposition of all revenues collected by the municipality, in order to determine compliance with the Program Income Rule.

Instructions regarding the reporting and expenditure of program income are available at PRDOH. The municipalities are required to send their program income estimates and reports through e-mail or fax.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	330,171
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>330,171</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	300,000
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.320(k)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A. The HOME program will use HUD-acceptable forms of investment described in 24 CFR Section 92.205(b)(1) for grants and loans. No alternative forms of investment will be used.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

**Resale and Recapture Provisions**

The **HOME** Program will ensure that **HOME** rules regarding affordability will be observed, as stipulated at 24 CFR 92.254 for Homeownership. The assisted properties will meet affordable housing requirements. Thus, properties will provide modest housing, be acquired by a low-income family as its principal residence and meet affordability requirements for a specific period of time. Affordability restrictions for both Resale and Recapture provisions, as discussed below, will be included in the written agreements executed by the homebuyer and the **PRHFA** and will be enforced via deed restrictions separately recorded, and a soft second mortgage over the property.

The **PRHFA** will use both Resale and Recapture provisions. Resale provisions will only be used in cases in which HOME assistance has been awarded as development subsidy and will not be used to reduce the purchase price of the unit and in cases in which the permanent and primary financing for the acquisition would be affected due to the lender's policies regarding the treatment of the Recapture provisions. It has been the **PRHFA** experience that certain institutions equate subsidies awarded in lieu of Recapture provisions as payable loans and therefore must be considered when calculating the property's Loans to Value Ratio. Under these circumstances and when the Loans to Value Ratio exceeds the ratio authorized under the primary lender's policies, the developer or CHDO may request the sale of the HOME assisted unit under the Resale provisions. In any such case the developer or CHDO must seek the **PRHFA** prior written approval before selling the unit using Resale provisions.

Recapture provisions will not be used when a project receives only a development subsidy and is sold at fair market value, instead, resale provisions will be used.

Adequate controls are in place, particularly as revised deed restrictions and periodic inspections, to enforce **HOME** resale or recapture provisions. The abovementioned provisions and restrictions will also apply to CHDO's in the same manner. The **PRHFA** will determine which type of provision to use

with CHDO's. Such determination will be included in the written agreement with the CHDO's.

**See Recapture Provisions Below:**

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The Resale or Recapture Guidelines that assures the affordability of units acquired with HOME funds are included below.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME Program funds will not be used to refinance existing debts.

**Emergency Solutions Grant (ESG)  
Reference 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment)

The ESG standards are included on the Appendix Section of this plan. The PRDF is in the process of revising its Written Standards.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Both PRCOC-502 and PRCOC-503 have established a Coordinated Entry System.

The PRCOC-502 Coordinated Entry System named "Derecho a Techo" is fully implemented in its geographic region. The use a comprehensive coordination of the services available through the CoCPR502 community and other leaders within the geographic area including 24 Municipalities. Through their outreach program they identify the most vulnerable homeless individuals and offers services conducive to obtaining housing. The CE is a hybrid since it has an easy access office from 8:00 a.m. to 8:00 p.m. Mondays through Fridays, a toll-free number, a mobile case management office and three access point partners. Participants' needs are prioritized considering crisis situations and conditions such as chronic homelessness, domestic violence, mental illness and substance abuse, resulting in a better match of services. Individuals are evaluated with a standardized intake assessment form in order to ensure equal access and confirm the immediate needs of the individual.

The PRCOC-503 Coordinated Entry System (CES) named “Sistema Coordinado de Acceso” is also implemented. The CES uses a comprehensive coordination of the services available through the CoCPR-503 community, network of homeless and mainstream housing and supportive service providers and other leaders within the geographic area, including of 54 municipalities. By implementing a comprehensive “Housing First-Assertive Community Treatment Intervention”, which includes outreach workers, community advocates, housing navigators, a community “Alternative Integrated Clinic” with primary, behavioral and substance abuse services, and case management. The CES identify the most vulnerable homeless individuals and offers services conducive to obtaining housing. The CES operates an emergency hotline available 24 hours a day 7 days a week, case management office and two access points located in Caguas and Ponce. Participants’ needs are prioritized considering their level of prioritization based on chronicity and urgency, crisis situations and conditions such as chronic homelessness, domestic violence, mental illness and substance abuse, resulting in a better match of services and housing options. Individuals are evaluated with a standardized intake assessment form in order to ensure equal access and confirm the immediate needs of the individual.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Please refer to Section AP-30, Method of Distribution, of this Plan for a complete description of how ESG Program funds are distributed among eligible Entities.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The State Department of Family complies with 24 CFR Section 576.405 requirements. The required homeless representation is met through the following actions:

Homeless population is represented in different entities:

- As required by the regulations the PR-502 has one chair on its board reserved for representatives of the homeless population, or persons who have experienced homelessness. In addition, the CoC has a separate committee formed by formerly homeless persons.

PR-503 CoC have two chairs at least two (2) representatives of the homeless population, who are or have experienced homelessness.

5. Describe performance standards for evaluating ESG.

*See Appendix for written standards.*

**Housing Trust Fund (HTF)**  
**Reference 24 CFR 91.320(k)(5)**

1. How will the grantee distribute its HTF funds? Select all that apply:

☒ Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The Puerto Rico Housing Finance Authority (Authority) will make available the Housing Trust Fund Activities of Rental Housing along the HOME Investment Partnership Program (HOME) Action Plan (AP). Funds will be awarded to eligible applicants following a competitive process. The competitive process will follow the criteria established in the HTF Allocation Plan. Funds will be allocated to provide incentives for meeting developing and supporting affordable rental housing units. This will be achieved through new construction or rehabilitation of non-luxury housing with suitable amenities for rent.

Eligible Applicants: The PRHFA is not limiting the potential pool of applicants for the HTF program. Thus, PRHFA will allow developers, non-profits and other organizations to apply for HTF funds. However, applicants must be able to participate in PRHFA funding round (NOFA). Applicants must comply with the requirements established in 24 CFR 93.2. These requirements are integral to the basic threshold criteria described in the tables below. It is important to note that applications must demonstrate that participants understand the specific requirements of the HTF program and that even if HTF funds are combined in a project with multiple funding sources, HTF unit(s) must be assisted only via HTF eligible activities (24 CFR 93.200).

Please note that it should be at PRHFA's sole discretion to award HTF funds to any Participant (which has requested or not HTF funds), based on the merits of the project, available funds, specific needs of the cycle, economic conditions, in order to promote the new construction/rehabilitation of low-income housing projects.

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applications requesting HOME and HTF funds will be evaluated based on joint rating factors, once applicants have satisfied the basic threshold requirements. Those factors include local considerations and State HOME and HTF Program's criteria, such as: Project location; project characteristics; project owner/developer characteristics; financing characteristics; special needs projects; Housing needs and additional criteria for rental housing projects. See the appendix for a description of the scoring method and selection criteria that was specifically developed for the HTF Program. The criteria is presented below to facilitate the description of the priority funding factors. The QAP and PRHFA NOFA will be used to determine the final scores and funding recommendations. The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section (HTF Selection Criteria). Also, Section (e) below provides additional requirements for eligible recipients.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See Appendix. HTF Selection Criteria.

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The PRHFA will distribute funds through a competitive process and cannot predict the ultimate geographic distribution of the HTF funds. The method of distribution does not include an allocation of resources based on geographic areas, so target areas are not earmarked. Yet, the HTF Program will consider the housing needs for eligible income families in non-metropolitan areas, by taking into account the upcoming new census figures by Municipalities. The merits of the proposal will be evaluated taking into consideration the needs in any particular location. The PRHFA will comply with regulations

(24 CFR 92.201 (b)(1)) requiring that resources be allocated in non-metropolitan areas. The final distribution will be based on the criteria established in the method of distribution.

The HTF allocation for PY 2020 will be distributed to benefit very low and extremely low income families (see HTF Funding Priorities 91.320(k)(5)(i) for the definition).

See Appendix [HTF Selection Criteria] for additional geographic considerations in the scoring system.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The PRHFA will consider applications from potential recipients that "have demonstrated experience and capacity to conduct other Tax Credit/HOME projects as evidenced by its ability to: (i) Own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development" (24 CFR 93.2 – Definition). The term "full compliance and successful record" provides sufficient basis to determine the applicants capacity to obligate HTF funds and undertake activities in a timely matter.

Due to the limited amount of HTF funds, is not viable for the HTF allocation to be distributed via a stand-alone funding round. Thus, the State will distribute HTF funds via its regular funding round, which includes other federal funding sources such as HOME, LIHCT, among others. Under the abovementioned funding round, applicants will have to demonstrate with evidence that they have fulfilled the initial basic requirements established in the "Basic Threshold". The PRHFA has created an specific set of requirements that HTF potential applicants must satisfy. Not complying with such requirements causes applicants to be disqualified. If applicants demonstrate fulfillment of basic threshold requirements, then the specific point ranking evaluation criteria will be applied to the proposed projects.

The basic threshold for the HTF establishes that applicant must demonstrate experience. "If proposing to use o of HOME or NHTF Developer, General Partner or Managing Partner must demonstrate successful record and full compliance participating in same capacity in the development of HOME /NHTF projects in Puerto Rico." To validate such assertion the applicant must submit "Relevant project documentation to support experience in particular project." And "Certification issued by the Authority's Audit and Compliance Office, or the Department's Housing Subsidies and Community Development Division, as applicable."

See Appendix [HTF Selection Criteria] for the specifics of the scoring system. (Section IV of the NOFA Ranking Self-Evaluation).

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Section IV of the scoring method provides additional points for applicants that combine LIHTC or HOME projects that are specifically destined for long-term rental assistance. "If proposing to use only LIHTC or HOME, project demonstrating utilization of the respective LIHTC or HOME program, or in combination with other programs; if proposing to use LIHTC and HOME combined, or in combination with any other federal or state program, project utilization of similar program mix subsidizing development costs, long-term operations or providing long-term rental assistance." (See above, Section IV Scoring Method)

It is important to note that HTF units will include the 30 year restrictive covenants. These combined multifamily projects will provide for the preservation of affordable rental housing, particularly for extremely low families since HTF units will be required to comply with such income levels. Thus, projects which seek to increase the affordable rental housing stock will be scored favorably. Due to the limited amount of funds under HTF, leveraged funds will be the biggest portion of funds under these multifamily projects.

See Appendix [HTF Selection Criteria] for additional details.

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

All projects funded with HTF will be required to comply with a minimum of 30 years affordability restrictions. Additional points are given to projects which provide an affordability period beyond the 30 years. Proponents will be required to sign a Land Use Restrictive Covenant Agreement. (See Section III.4 of the Scoring method)

"If requesting NHTF, a project might earn up to 3 points for extending the term of affordability beyond the extended use period of thirty years" (Section III.4 of the Scoring method)

The specific priority funding factors established for the HTF program are described in Section IV of the NOFA Ranking Self-Evaluation. This section establishes a specific priority funding factor for developers or the applicant's capacity to undertake tax credit/HOME projects.

The following documents will be required to demonstrate the applicant's capacity to undertake an HTF project:

- Copy of HAP, IRS form 8609 for each project, as applicable.
- Relevant project documentation to support experience in particular project.
- Certification issued by the Authority's Audit and Compliance Office, or the Department's Housing Subsidies and Community Development Division, as applicable. Moreover the NOFA Ranking Self-

evaluation scoring system provides additional points for applicants who have financial capacity to undertake projects. Point ranking system requires a certain amount of liquid assets.

The required documents include:

- Compiled or revised financial statements certified by a licensed accountant.
- Sources and Uses

Also, recipients must comply with PRHFA selection requirements as established in the HOME program/LIHTC QAP. Again, it is important to emphasize that entities must demonstrate organizational ability, financial capacity and knowledge of Federal, State and local housing program requirements. Recipient must demonstrate capacity to manage and operate an affordable rental housing program.

See Appendix.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See Appendix.

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See Appendix. HTF Selection Criteria.

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

N/A

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

**6. Performance Goals and Benchmarks.** The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

**7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds.**

Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

PRHFA will use the maximum per unit subsidy standards adopted by the State HOME Program. This will allow income eligible families to meet the eligibility requirements pursuant to 24 CFR 92.203. For rental projects, the proposal should allow renters to be eligible, through compliance of 24 CFR 92.216. For the PY 2020 an application or proposal will include the Basic Threshold Requirements and the additional requirements as outlined originally in the previous JANOFA efforts.

The initial basic qualifications will be evaluated by the State HOME program personnel. If the project does not meet requirements for completeness, the applications will not be received. If received, only those applications that meet the joint basic threshold requirements and qualifications would be further considered for evaluation under joint the Point Ranking System. The project location and the targeted population will be key factors in determining the grant size limit.

The Government of Puerto Rico is adopting the maximum HOME/HTF subsidy limits established in CPD Notice 15-03 for the HTF Program. There limits were adopted from Section 234 of Condominium Housing basic mortgage limits. As shown in the following table, limits vary by the number of bedrooms in the unit, and type of structure. The most recent Federal Register on Section 234-Housing Condominium (FR 72107) establishes the following limits:

Bedrooms Non-Elevator Elevator HCP Maximum Per Unit Subsidy (see appendix for table).

It is important to note that San Juan is listed in the High Cost Percentage Exception List with 270%, however it is capped at 240%. The last column is the resulting maximum per unit subsidy. The PRHFA will apply these limits statewide since construction costs do not vary significantly between different geographical areas of the Island. Based on PRHFA these subsidy limits are reasonable taking into account the current construction costs and the experience of the agency with previous projects. Puerto Rico has several well-connected distribution centers which provide a constant pool of construction and building materials throughout the Island. Transportation infrastructure, along with port facilities in the north and south of the Island facilitate this process. Moreover, human resources costs are fairly similar between regions, particularly in construction related activities.

The abovementioned analysis recognizes that there exists fundamental differences between individual projects costs, but variations between municipalities or regions are not significant enough to grant a variation by region in the subsidy limits. The PRHFA understand that HOME limits are appropriate as the initial cap for the amount of HTF funds that will be potentially allocated to units.

See Appendix for additional details. HTF Selection Criteria.

**8. Rehabilitation Standards.** The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

See Appendix.

**9. Resale or Recapture Guidelines.** Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter “N/A”.

See Appendix.

**10. HTF Affordable Homeownership Limits.** If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter “N/A”.

☒ The grantee has determined its own affordable homeownership limits using the methodology described in § 93.305(a)(2) and the limits are attached.

<TYPE=[section 3 end]>

The Housing Trust Fund (HTF) statute, section 1338(c)(7)(B)(ii), requires housing for homeownership to have an initial purchase price that meets the requirements of section 215(b)(1) of the Cranston-Gonzalez National Affordable Housing Act (HOME statute). The HTF Interim Rule at 24 CFR § 93.305(a), requires that the initial purchase price or after-rehabilitation value of homeownership units assisted with HTF funds meet the definition of modest housing and that the purchase price of HTF assisted single family housing cannot exceed 95 percent of median purchase price for the area for newly constructed or standard housing.

**Newly Constructed Housing:** The HTF homeownership value limits for newly constructed HTF units is 95 percent of the median purchase price for the area based on Federal Housing Administration (FHA) single family mortgage program data for newly constructed housing. Nationwide, HUD has established a minimum limit, or floor, based on 95 percent of the U.S. median purchase price for new construction for nonmetropolitan areas. This figure is determined by the U.S. Census Bureau. HUD has used the greater of these two figures as their HTF homeownership value limit for newly constructed housing in each area.

Existing Housing: The HTF homeownership value limit for existing HTF units is 95 percent of the median purchase price for the area based on Federal FHA single family mortgage program data for existing housing and other appropriate data that are available nation-wide for sale of existing housing in standard condition. Nationwide, HUD has established a minimum limit, or floor, based on 95 percent of the state-wide nonmetropolitan area median purchase price using this data. HUD has used the greater of these two figures as their HTF homeownership value limits for existing housing in each area.

The PRHFA will use the limits published by HUD that can be found at:

<https://www.hudexchange.info/resource/4982/housing-trust-fund-homeownership-value-limits/>

The recapture provisions are included as attachment appendix of this Plan.

See Appendix.

**11. Grantee Limited Beneficiaries or Preferences.** Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

The State will not limit beneficiaries and/or give preferences to any segments of the extremely low-income population.

**12. Refinancing of Existing Debt.** Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter "N/A."

The PRHFA will not refinance existing debt with the HTF funds.

**Discussion:**

The performance standards of the program, will evolve over the next few years as the ESG Rule is fully implemented and as ESG sub-grantees improve their program outcomes through the evaluation of HMIS data and through integration of ESG services into their local Continuum of Care.

## Attachments

## Citizen Participation Comments



### GOBIERNO DE PUERTO RICO DEPARTAMENTO DE LA VIVIENDA

#### AVISO PÚBLICO PARA VISTA PÚBLICA PLAN CONSOLIDADO DE VIVIENDA Y DESARROLLO COMUNAL DEL ESTADO 2020-2024 Y PLAN DE ACCIÓN ANUAL 2020

El Departamento de la Vivienda de Puerto Rico (DVPR), siguiendo las disposiciones de la Ley Federal del Departamento de la Vivienda y Desarrollo Urbano de los Estados Unidos de América (HUD, por sus siglas en inglés), se encuentra en el proceso de preparación del Plan Consolidado de Vivienda y Desarrollo Comunal del Estado 2020-2024 y Plan de Acción del año 2020. El Plan Consolidado y el Plan de Acción Anual integran el uso de los fondos federales de los Programas "Community Development Block Grant" (CDBG), "Home Investment Partnerships Program" (HOME), "Housing Trust Fund" (HTF), "Housing Opportunities for Persons with AIDS (HOPWA) y "Emergency Solutions Grant" (ESG). Estos fondos se utilizan en proyectos y actividades que benefician principalmente a las residentes de ingresos bajos y moderados de los municipios "non-entitlement" (menos de 50,000 habitantes) y otras poblaciones especiales alrededor de la Isla.

El Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos de América (HUD) notificó los fondos asignados para los programas CDBG, ESG, HOPWA y HOME para el año Programa 2020, que comprende del 1ra de julio de 2020 al 30 de junio de 2021. Estos fondos están disponibles para atender las necesidades de vivienda, desarrollo comunal, desarrollo económico, servicios sociales y de servicio público, a través de los diferentes programas, y se desglosan de la siguiente manera:

<p>1. Asignación en Bloque al Estado para el Desarrollo Comunal - "Community Development Block Grant" (CDBG)</p> <p><u>Agencia:</u> Departamento de la Vivienda del Gobierno de Puerto Rico <u>Cantidad aproximada:</u> \$ 23,869,547 <u>Actividades:</u> Obras públicas, facilidades públicas, actividades dirigidas a atender las necesidades</p>	<p>3. Oportunidades de Vivienda para Personas con VIH o SIDA – "Housing Opportunities for Persons with AIDS" (HOPWA)</p> <p><u>Agencia:</u> Departamento de Salud, Oficina Central Para Asuntos Del SIDA y Enfermedades Transmisibles (OCASET) <u>Cantidad aproximada:</u> \$2,203,742 <u>Actividades:</u> Asistencia de vivienda y servicios de apoyo para personas con</p>
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<p>de vivienda, desarrollo comunal, infraestructura, servicio público y aquellas que promueven el desarrollo económico.</p> <p><u>Cientela a Servir:</u> Residentes de los 51 municipios "non-entitlement".</p>	<p>diagnóstico positivo a VIH o SIDA y sus familiares.</p> <p><u>Cientela a Servir:</u> Residentes bajo la demarcación geográfica establecida por HUD, "Puerto Rico Eligible Metropolitan Statistical Area" (PR-EMSA) la cual incluye los residentes de los 78 municipios de la Isla.</p>
<p>2. Programa Soluciones de Emergencia - "Emergency Solutions Grant" (ESG)</p> <p><u>Agencia:</u> Departamento de la Familia</p> <p><u>Cantidad aproximada:</u> \$3,618,910</p> <p><u>Actividades:</u> Servicios de alcance a la población sin hogar, servicios de albergue de emergencia, reubicación y estabilización de vivienda, prevención, HMIS "Homeless Management Information System" y administraciones.</p> <p><u>Cientela a Servir:</u> personas sin hogar y en riesgo de perder su hogar.</p>	<p>4. Oportunidades de Vivienda "Home Investment Partnerships Program" (HOME)</p> <p><u>Agencia:</u> Departamento de la Vivienda del Gobierno de Puerto Rico</p> <p><u>Cantidad aproximada:</u> \$13,333,944</p> <p><u>Actividades:</u> Rehabilitación o Nueva construcción de viviendas para alquiler, asistencia directa al comprador, rehabilitación o nueva construcción de viviendas por el dueño y desarrollo de vivienda asequible a través de la participación de organizaciones comunitarias de desarrollo de vivienda (CHDO, por sus siglas en inglés). La actividad "Tenant-Based Rental Assistance" (TBRA) se atenderá con fondos de años anteriores, según disponibles.</p> <p><u>Cientela a Servir:</u> Residentes de los 78 municipios de Puerto Rico.</p> <p>5. Oportunidades de Vivienda "Housing Trust Fund (HTF)"</p> <p><u>Agencia:</u> Departamento de la Vivienda del Gobierno de Puerto Rico</p> <p><u>Cantidad aproximada:</u> según los fondos estén disponibles.</p> <p><u>Actividades:</u> Rehabilitación o Nueva Construcción de Vivienda para Alquiler.</p> <p><u>Cientela a Servir:</u> Residentes de los 78 municipios de Puerto Rico.</p>



El objetivo de estos fondos es el desarrollo de comunidades urbanas viables, proveer viviendas y facilidades adecuadas y expandir las oportunidades económicas para personas de ingresos bajos y moderados y otras poblaciones especiales. Se propiciará la participación de las unidades de gobierno local, los ciudadanos, organizaciones con y sin fines de lucro, entidades cívicas privadas y agencias de gobierno en el proceso de identificación de necesidades y desarrollo e implantación del referido Plan. A los fines de dialogar sobre el objetivo antes mencionado y obtener el insumo sobre las necesidades y prioridades, se invita a los alcaldes/alcaldesas de los municipios, funcionarios municipales, agencias públicas, organizaciones con y sin fines de lucro y público en general a participar de la siguiente:

#### **VISTA PÚBLICA**

**DÍA:** viernes, 6 de marzo de 2020  
**HORA:** 8:00 a.m.  
**LUGAR:** Administración de Compensaciones por Accidentes de Automóviles (ACAA)  
**DIRECCIÓN:** Oficina Central  
249 Arterial Hostos, Esquina Chardón  
San Juan, Puerto Rico 00918

En esta Vista Pública se consultará a los participantes sobre el método de distribución de los fondos para los Programas antes mencionados. Las personas interesadas deberán presentar por escrito sus ponencias durante la Vista Pública o enviarlas a la dirección postal y de correo electrónico abajo indicada. El lugar seleccionado para llevar a cabo la vista es uno de fácil acceso a personas con impedimentos físicos. Además, se proveerá servicio de intérprete a personas con impedimentos auditivos.

Para información adicional, puede comunicarse al (787) 274-2527, extensiones 6526, por la red internet <https://www.vivienda.pr.gov/cdbg-estado/> o por correo postal al:

**Departamento de la Vivienda**  
**Secretaría de Planificación (5to piso)**  
**PO Box 21365**  
**San Juan, PR 00928-1365**

[cdbg-municipal@vivienda.pr.gov](mailto:cdbg-municipal@vivienda.pr.gov)



Comentarios a las Vistas Públicas no serán aceptados posterior al **lunes, 6 de abril de 2020**. Este aviso se publica de conformidad con el Título 24 del Código de Reglas Federales, Parte 91-115.

Se informa también, que se espera tener disponible Plan Consolidado del Estado 2020-2024 y el Plan de Acción 2020 propuesto, para la revisión de las agencias de gobierno, unidades de gobierno local, ciudadanos y personas interesadas desde el día **jueves, 9 de abril de 2020**, en las oficinas de las siguientes agencias durante horas laborables y en las páginas de Internet que se mencionan a continuación:

- Departamento de la Vivienda, Programa CDBG: Avenida Barbosa #606, Edificio Juan C. Cordero (Piso 4), Río Piedras, Puerto Rico. Sitio de la página Web del Departamento de la Vivienda y Desarrollo Urbano <https://www.vivienda.pr.gov/cdbg-estado/>
- Departamento de la Familia (Secretaría Auxiliar de Planificación e Informática): Avenida Roosevelt, Edificio Roosevelt Plaza #185, Piso 1, Hato Rey. Sitio de la página Web del Departamento de la de la Familia [www.familia.pr.gov](http://www.familia.pr.gov)
- Departamento de Salud: Calle Periferal #1, Frente a Hospital de Psiquiatría, Centro Médico, San Juan, Puerto Rico. Sitio de la página Web del Departamento de Salud [www.salud.pr.gov](http://www.salud.pr.gov)
- Oficina de Programas Federales de los 51 municipios "non-entitlement" de Puerto Rico.

Igualmente, se desea informar que el **Plan de Participación Ciudadana** del Estado y las enmiendas propuestas a este, están disponibles para comentarios del público en las oficinas y página Web indicadas previamente. El Plan de Participación Ciudadana contiene una descripción de las estrategias y canales para la participación ciudadana y entidades interesadas en los procesos de planificación consolidada para el uso de las asignaciones del estado de los programas CDBG, ESG, HOME, HTF y HOPWA. Aquellas personas y entidades interesadas en emitir comentarios al mismo, tendrán un periodo de quince (15) días a partir de la publicación de este aviso, a través de las direcciones postales y de correos electrónicos antes indicadas.

Hay, miércoles, 19 de febrero de 2020.

Lcda. Luis C. Fernández Trinchet  
Secretario

Departamento de la Vivienda  
Gobierno de Puerto Rico

**Aprobado por la Comisión Estatal de Elecciones CEE-SA-2020-4649**

# PUBLIC NOTICE FOR PUBLIC HEARING



## STATE CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT PLAN 2020-2024 AND 2020 ANNUAL ACTION PLAN

The Puerto Rico Department of Housing (PDH), following the provisions of the Federal Laws related to the U.S. Department of Housing and Urban Development (HUD), is in the process of preparing the State Consolidated Housing and Community Development Plan 2020-2024 and the Action Plan for the year 2020. The Consolidated Plan and the Annual Action Plan integrate the use of federal funds from the Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Housing Trust Fund (HTF), Housing Opportunities for Persons with AIDS (HOPWA) and Emergency Solutions Grant (ESG) programs. These funds are used in projects and activities that mainly benefit low and moderate income residents of the non-entitlement municipalities (less than 50,000 inhabitants) and other special populations around the island.

The U.S. Department of Housing and Urban Development notified the funds allocated for the Program year 2020, from July 1, 2020 to June 30, 2021 for the CDBG, ESG, HOPWA and HOME Programs. These funds are available to meet the needs of housing, community development, economic development, social services and public service, through the different programs, as follows:

<p><b>1. Block grant to the state - "Community Development Block Grant" (CDBG)</b></p> <p><b>Agency:</b> Puerto Rico Department of Housing</p> <p><b>Approximate amount:</b> \$23,869,547</p> <p><b>Activities:</b> Public works, public facilities, activities aimed at meeting housing needs, community development, infrastructure, public service and those that promote economic development.</p> <p><b>Beneficiaries:</b> Residents of the 51 "non-entitlement" municipalities.</p>	<p><b>5. Housing Opportunities for Persons with AIDS (HOPWA)</b></p> <p><b>Agency:</b> Department of Health, Central Office for AIDS and Transmissible Diseases (CADET, for its Spanish acronym)</p> <p><b>Approximate amount:</b> \$2,003,192</p> <p><b>Activities:</b> Housing assistance and support services for persons with a positive diagnosis of HIV or AIDS and their families.</p> <p><b>Beneficiaries:</b> Residents under the geographic demarcation established by HUD: "Puerto Rico Eligible Metropolitan Statistical Area" (PA-MSA) which includes the residents of the 73 municipalities of the island.</p>
<p><b>2. Emergency Solutions Grant Program (ESG)</b></p> <p><b>Agency:</b> Puerto Rico Department of the Family</p> <p><b>Approximate amount:</b> \$1,610,910</p> <p><b>Activities:</b> Outreach services to the homeless population, emergency shelter services, housing relocation and stabilization, prevention, HUD's "Homeless Management Information System" and administration.</p> <p><b>Beneficiaries:</b> persons who are homeless and at risk of homelessness.</p>	<p><b>4. Home Opportunities "Investment Partnerships Program" (HOME)</b></p> <p><b>Agency:</b> Puerto Rico Department of Housing</p> <p><b>Approximate amount:</b> \$13,123,944</p> <p><b>Activities:</b> Rehabilitation or new construction of housing for rent, direct assistance to the buyer, rehabilitation or new construction of housing by the owner and development of affordable housing through the participation of community housing development organizations (CHDO). The activity "Instant Based Rental Assistance" (IBRA) will be funded with funds from previous years, as available.</p> <p><b>Beneficiaries:</b> Residents of the 73 municipalities of Puerto Rico.</p> <p><b>5. Housing Opportunities "Housing Trust Fund" (HTF)</b></p> <p><b>Agency:</b> Puerto Rico Department of Housing</p> <p><b>Approximate amount:</b> according to the availability of funds.</p> <p><b>Activities:</b> Rehabilitation or New Construction of Housing for Rent.</p> <p><b>Beneficiaries:</b> Residents of the 73 municipalities of Puerto Rico.</p>

The objective of these funds is the development of viable urban communities, providing adequate housing and facilities and expanding economic opportunities for persons with low and moderate incomes and other special populations. The participation of local government units, citizens, non-profit organizations, private entities and government agencies in the process of development of work and development and implementation of the above-mentioned Plan will be encouraged. In order to discuss the aforementioned objective and obtain inputs of needs and priorities, input of municipalities, municipal officials, public agencies, non-profit organizations and the general public are invited to participate at the:

### PUBLIC HEARING

**DAY:** Friday, March 6, 2020

**HOUR:** 8:00 a.m.

**PLACE:** Automobile Accident Compensation Administration (ACAA, for its Spanish acronym)

**ADDRESS:** Central Office

**249 Arterial Hostos, Esquina Chardín**

**San Juan, Puerto Rico 00918**

In this Public Hearing, participants will be consulted on the method of distribution of funds for the aforementioned Programs. Interested persons may submit their prescriptions in writing during the Public Hearing or send them to the postal and email address indicated below. The place selected to carry out the hearing is aimed to give access to persons with physical disabilities. In addition, interpretation services will be provided to persons with hearing impairments.

For additional information, you may call (787) 274-2527, extension 6526, online at <https://www.municipalvendita.gr.gov> or by email at:

**Department of Housing  
Planning Secretariat (5th floor)  
PO Box 21365  
San Juan, PR 00918-1365  
[cdhg-municipalvendita.gr.gov](mailto:cdhg-municipalvendita.gr.gov)**

Comments related to the Public Hearings will not be accepted after **Monday, April 6, 2020**. This notice is published in accordance with Rule 24-04 (Rule Code of Federal Regulations, Part 91-115).

The Consolidated State Plan 2020-2024 and the proposed Action Plan 2020, will be available for the review of government agencies, units of local government, citizens and interested persons from **Thursday, April 9 of 2020**, in the offices of the following agencies during working hours and on the Internet pages mentioned below:

Department of Housing, CDBG Program Barrios Avanzados (BA), Juan C. Condés Building (4th floor), Río Piedras, Puerto Rico, Website of the Department of Housing and Urban Development (<https://www.vendita.municipalvendita.gr.gov>)

Department of the Family (Assistant Secretary of Planning and Information Technology) Anselmo A. Torres, Roosevelt Plaza Building 1185, 3rd Floor, San Juan, Website of the Department of the Family: [www.diaf.gr.gov](http://www.diaf.gr.gov)

Department of Health, Periferal Street # 1, is located in the Psychiatric Hospital, Medical Center, San Juan, Puerto Rico, Website of the Department of Health: [www.gub.gobierno.pr](http://www.gub.gobierno.pr)

Office of Federal Programs in the 51 "non-entitlement" municipalities of Puerto Rico:

Likewise, the State Citizen Participation Plan and the proposed amendment to this plan are available for public comments at the offices and Web pages indicated previously. The Citizen Participation Plan contains a description of the strategies and demands for citizen participation and invites interested in the consolidated planning processes for the use of the state assignments of the CDBG, ESG, HOME, HTF and HOPWA programs. Persons and entities interested in presenting comments to the Citizen Participation Plan, will have a period of fifteen (15) days from the publication of this notice through the postal addresses and email indicated above.

Tués, Wednesday, February 16, 2020

# AVISO PÚBLICO PARA VISTA PÚBLICA



## PLAN CONSOLIDADO DE VIVIENDA Y DESARROLLO COMUNITARIO DEL ESTADO 2020-2024 Y PLAN DE ACCIÓN ANUAL 2020

El Departamento de la Vivienda de Puerto Rico (DVRP), siguiendo las disposiciones de la Ley Federal del Departamento de la Vivienda y Desarrollo Urbano de los Estados Unidos de América (HUD) por sus siglas en inglés), se encuentra en el proceso de preparación del Plan Consolidado de Vivienda y Desarrollo Comunitario del Estado 2020-2024 y Plan de Acción del año 2020. El Plan Consolidado y el Plan de Acción Anual integran el uso de los fondos federales de los programas "Community Development Block Grant" (CDBG), "Home Investment Partnership Program" (HOME), "Housing Trust Fund" (HTF), "Housing Opportunities for Persons with AIDS (HOPWA)" y "Emergency Solutions Grant" (ESG). Estos fondos se utilizan en proyectos y actividades que benefician principalmente a las personas de ingresos bajos y moderados de los municipios "non-entitlement" (menos de 50,000 habitantes) y otras poblaciones especiales alrededor de la isla.

El Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos de América (HUD) asigna los fondos asignados para los programas CDBG, ESG, HOPWA y HOME para el año Programa 2020, que comprende del 1ro de julio de 2020 al 30 de junio de 2021. Estos fondos están disponibles para atender las necesidades de vivienda, desarrollo comunitario, desarrollo económico, servicios sociales y de servicio público, a través de los diferentes programas, y se desglosan de la siguiente manera:

<p><b>1. Asignación en Bloque al Estado para el Desarrollo Comunitario - "Community Development Block Grant" (CDBG)</b></p> <p><b>Agencia:</b> Departamento de la Vivienda del Gobierno de Puerto Rico <b>Cantidad aproximada:</b> \$23,809,547</p> <p><b>Actividades:</b> Obras públicas, facilidades públicas, actividades dirigidas a atender las necesidades de vivienda, desarrollo comunitario, infraestructura, servicio público y aquellas que promuevan el desarrollo económico. <b>Ciudadanía/Grupo:</b> Residentes de los 51 municipios "non-entitlement".</p>	<p><b>3. Oportunidades de Vivienda para Personas con VIH o SIDA - "Housing Opportunities for Persons with AIDS" (HOPWA)</b></p> <p><b>Agencia:</b> Departamento de Salud, Oficina Central Para Asesorar, Udel SIDA y Enfermedades Transmisibles (OCCSET)</p> <p><b>Cantidad aproximada:</b> \$2,211,742</p> <p><b>Actividades:</b> Asistencia de vivienda y servicios de apoyo para personas con diagnóstico positivo a VIH o SIDA y sus familiares. <b>Ciudadanía/Grupo:</b> Residentes bajo la demarcación geográfica establecida por HUD, "Puerto Rico Eligible Metropolitan Statistical Area" (PR-EMSA) la cual incluye los residentes de los 78 municipios de la Isla.</p>
<p><b>2. Programa Soluciones de Emergencia - "Emergency Solutions Grant" (ESG)</b></p> <p><b>Agencia:</b> Departamento de la Familia <b>Cantidad aproximada:</b> \$3,618,930</p> <p><b>Actividades:</b> Servicios de acceso a la población sin hogar, servicios de albergue de emergencia, rehabilitación y estabilización de vivienda, prevención, HWIS "Homeless Management Information System" y actividades afines. <b>Ciudadanía/Grupo:</b> personas sin hogar y en riesgo de perder su hogar.</p>	<p><b>4. Oportunidades de Vivienda "Home Investment Partnership Program" (HOME)</b></p> <p><b>Agencia:</b> Departamento de la Vivienda del Gobierno de Puerto Rico <b>Cantidad aproximada:</b> \$13,133,944</p> <p><b>Actividades:</b> Rehabilitación de o Nueva construcción de viviendas para alquiler, asistencia directa al propietario, rehabilitación o nueva construcción de viviendas por el dueño y desarrollo de vivienda asequible a través de la participación de organizaciones comunitarias de desarrollo de vivienda (CHDO, por sus siglas en inglés). La actividad "Tenant-Based Rental Assistance" (TBRA) se atenderá con fondos de años anteriores, según disponibilidad.</p> <p><b>Ciudadanía/Grupo:</b> Residentes de los 78 municipios de Puerto Rico.</p> <p><b>5. Oportunidades de Vivienda "Housing Trust Fund" (HTF)</b></p> <p><b>Agencia:</b> Departamento de la Vivienda del Gobierno de Puerto Rico <b>Cantidad aproximada:</b> según los fondos estén disponibles.</p> <p><b>Actividades:</b> Rehabilitación o Nueva Construcción de Vivienda para Alquiler</p> <p><b>Ciudadanía/Grupo:</b> Residentes de los 78 municipios de Puerto Rico.</p>

El objetivo de estos fondos es el desarrollo de comunidades urbanas viables, mejorar viviendas y facilidades adecuadas, y ampliar las oportunidades económicas para promover el progreso de los hogares y comunidades. Se priorizará la participación de las unidades de gobierno local, los ciudadanos, organizaciones no gubernamentales, organizaciones sin fines de lucro, entidades privadas y organizaciones que promuevan la identificación de necesidades y desarrollo de infraestructura, infraestructura, servicios públicos y actividades que promuevan el desarrollo económico. A los fines de catalogar sobre el objetivo antes mencionado y promover el mismo, se han establecido los siguientes criterios de selección de los municipios, actividades municipales, actividades públicas, organizaciones con y sin fines de lucro y público en general a través de la siguiente:

### VISTA PÚBLICA

**DÍA:** viernes, 6 de marzo de 2020  
**HORA:** 8:00 a.m.

**LUGAR:** Administración de Compensaciones por Accidentes de Automóviles (ACCA)  
**DIRECCIÓN:** Oficina Central  
249 Artesanal Novena, Espina Chardón  
San Juan, Puerto Rico 00918

En esta Vista Pública se dará a conocer a los participantes sobre el estado de desarrollo de los fondos para los programas antes mencionados. Los personas interesadas deberán presentar por escrito sus comentarios durante la Vista Pública a través de la dirección postal y por correo electrónico aquí indicado. El lugar seleccionado para llevar a cabo la vista es uno de los lugares más accesibles para las personas con discapacidades físicas. Además, se proveerá servicio de intérprete a personas con discapacidades auditivas.

Para información adicional, puede comunicarse al (787) 274-2527, extensión 8525, por la red Internet (<https://www.vivienda.pr.gov/cdbs-es2020>) o por correo postal al:

**Departamento de la Vivienda  
Secretaría de Planificación (Sto pin)**  
PO Box 21365  
San Juan, PR 00918-1365  
[rdg.municipal@vivienda.pr.gov](mailto:rdg.municipal@vivienda.pr.gov)

Conveniente a las vistas públicas se están aceptando comentarios al **viernes, 6 de abril de 2020**. Este plazo se publica de conformidad con el Título 24 del Código de Reglas Federales Parte 91-1-1.

Se informa también, que se respecto tiene disponible Plan Consolidado del Estado 2020-2024 y el Plan de Acción 2020 propuesto, para la revisión de las agencias de gobierno, unidades de gobierno local, ciudadanos y personas interesadas desde el día **viernes, 6 de abril de 2020**, en las oficinas de las siguientes agencias durante horas laborales y en las páginas de internet que se mencionan a continuación:

Departamento de la Vivienda, Programa CDBG: Avenida Luis A. Cordero (Rta 41), 3to. Pisos, Puerto Rico. Sitio de la página Web del Departamento de la Vivienda y Desarrollo Urbano (<https://www.vivienda.pr.gov/cdbs-es2020/>)

Departamento de la Familia (Secretaría Auxiliar de Planificación y Administrativa), Avenida Roosevelt, Edificio Roosevelt Plaza #105, Piso 1, Hato Rey. Sitio de la página Web del Departamento de la Familia ([www.familia.gobierno.pr/](http://www.familia.gobierno.pr/))

Departamento de Salud, Oficina Periférica #1, Frente al Hospital de Esiquián, Copey Médica, San Juan, Puerto Rico. Sitio de la página Web del Departamento de Salud ([www.salud.pr.gov](http://www.salud.pr.gov))

Oficina de Programas Federales de los 51 municipios "non-entitlement" de Puerto Rico.

Asimismo, se desea informar que el **Plan de Participación Ciudadana** del Estado y las emendaciones propuestas a este, están disponibles para comentarios del público en las oficinas y página Web indicadas previamente. El Plan de Participación Ciudadana contiene una lista de las estrategias y canales para la participación ciudadana y entidades interesadas en los procesos de planificación municipal para el uso de las asignaciones de fondos de los programas CDBG, ESG, HOME, HTF y HOPWA. Aquellas personas y entidades interesadas en emitir comentarios al mismo, tendrán un periodo de quince (15) días a partir de la publicación de este aviso a través de los diferentes canales y de correo electrónico antes indicados.

Hoy miércoles, 13 de febrero de 2020.



**Todos tenemos  
esperanza.  
Todos tenemos  
que responder al Censo 2020.**

Se necesitan ayudas para determinar cómo  
las personas pueden tener un futuro.  
Fondos que permitan mejorar la economía, la  
salud, la infraestructura y la educación. Si todos  
respondimos, contribuiremos a un mejor futuro.  
El futuro del país depende de tu hogar. ¡Juntos  
reintegraremos el quinquenio del censo 2020.

Conoce más en [2020census.gov/es](https://2020census.gov/es)  
¡Responde y gana premios!

Dale forma  
a tu futuro  
EMPIEZA AQUÍ

Censo  
2020

## Prueba de fuego para Buttigieg

¿Todos se preguntan  
si podrá atraer al voto  
de las minorías?

Por **Thomas Hoenes**  
@thomas\_hoenes



Todo lo que el candidato demócrata Pete Buttigieg necesita es una buena prueba de fuego para demostrar que puede atraer el voto de las minorías. En una encuesta reciente, Buttigieg obtuvo el 60 por ciento de los votos de las minorías, lo que es un buen indicador de su potencial para ganar el apoyo de estas comunidades.

El apoyo de las minorías es crucial para Buttigieg, ya que necesita ganar el voto de estas comunidades para tener una chance de ganar la presidencia. Buttigieg ha sido muy claro en su compromiso con las minorías, y esto se refleja en su encuesta.

Conoce más en [2020census.gov/es](https://2020census.gov/es)  
¡Responde y gana premios!

**Bloomberg entra a los debates**  
El multimillonario Michael Bloomberg anunció que se postulará a la presidencia de los Estados Unidos en 2020. Bloomberg es un empresario exitoso y un líder comunitario, lo que lo convierte en un candidato fuerte para la presidencia.



## Panamá reclama trato igual

El presidente reduce  
clasificación de paraíso fiscal

El presidente de Panamá, José Raúl Abadía, anunció que el país será reevaluado como paraíso fiscal. Esto es una medida para atraer inversión y mejorar la economía del país.

La medida de Panamá es una respuesta a la presión internacional para que el país deje de ser considerado un paraíso fiscal. Panamá quiere demostrar que es un país serio y que está comprometido con la transparencia.

## AVISO PÚBLICO PARA VISTA PÚBLICA

El Gobierno de Panamá ha publicado un aviso público para la vista pública de un proyecto de ley que modifica la legislación sobre el tratamiento de Panamá como paraíso fiscal.

El proyecto de ley establece que Panamá será reevaluado como paraíso fiscal, lo que puede tener un impacto significativo en la economía del país. El gobierno quiere escuchar a los ciudadanos sobre este cambio.

El proyecto de ley también establece que Panamá será reevaluado como paraíso fiscal, lo que puede tener un impacto significativo en la economía del país. El gobierno quiere escuchar a los ciudadanos sobre este cambio.





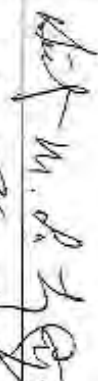


El proyecto de ley también establece que Panamá será reevaluado como paraíso fiscal, lo que puede tener un impacto significativo en la economía del país. El gobierno quiere escuchar a los ciudadanos sobre este cambio.

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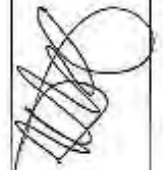




**VISTA PÚBLICA**

**PLAN CONSOLIDADO 2020-2024 & PLAN DE ACCIÓN 2020**

9 DE MARZO DE 2020  
1 año de Asistencia

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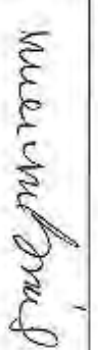
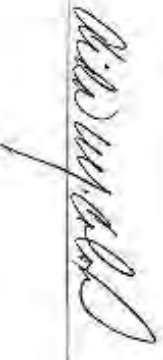
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**VISTA PÚBLICA**

**PLAN CONSOLIDADO 2020-2024 & PLAN DE ACCIÓN 2020**

6 DE MARZO DE 2020  
 Lista de Asistencia

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**VISTA PÚBLICA**

**PLAN CONSOLIDADO 2020-2024 & PLAN DE ACCIÓN 2020**

8 DE MARZO DE 2020  
 Lista de Asistencia

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Summary of comments – Public Hearing 2020

Person or entity who provided the comments	Programa	Summary of comment	Response
Iris Carrasquillo Martínez, consultant	CDBG	Ms. Carrasquillo highlighted the importance of CDBG funds for municipalities to carry out infrastructure works, promote economic development and provide services to the low- and moderate-income population. Ms. Carrasquillo noted that although the funds have been reduced, adversely affecting the municipalities, the greatest impact has been on the administration of the program. This is a product of the elimination of the Office of the Commissioner of Municipal Affairs and the program's transfers to other agencies. Among the recommendations to correct the areas of weakness in the administration of the program, she mentioned: the recruitment of personnel, not using timeliness criteria to evaluate proposals, equitable distribution of recaptured funds, requesting FEMA maps when requesting project proposals.	The PRDoH appreciates the comments provided, and would like to notify that is currently in the process of identifying additional staff to support the tasks related to the CDBG Program. Other actions recommended by Ms. Carrasquillo will be also taken into consideration in the development of the 2020 proposals.

Johalys Rivera Rodríguez, Municipio de Corozal	CDBG	Ms. Rivera highlighted the situations the Program has faced in the past three years, with the transitions that have taken place. Among the difficulties she mentioned the late signing of contracts, the lack of personnel to attend to the administrative aspects of the Program and the collapse of the PROFE system.	The PRDoH appreciates the comments provided, and would like to notify that is currently in the process of identifying additional staff to support the tasks related to the CDBG Program. As well, the Department is piloting other alternatives of platforms to substitute PROFE.
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Gil Mercado, Municipio de Naranjito	CDBG	He expressed his concern about administrative aspects that affect both, the execution of the municipality and the program's performance itself, including: the lack of personnel and the time it takes to release proposals, precisely because of this lack of personnel. To this end, he urged the state to recruit personnel to prevent projects in the municipalities from being affected.	The PRDoH appreciates the comments provided and would like to notify that is currently in the process of identifying additional staff to support the tasks related to the CDBG Program.
Glenda Serrano, Municipio de Florida	CDBG	She agreed with the comments of the other participants on the situation of lack of staff in the Program, and how this affects other critical functions for the projects' implementation.	The PRDoH appreciates the comments provided and would like to notify that is currently in the process of identifying additional staff to support the tasks related to the CDBG Program.
Sr. Pedro Díaz, Camp Hope	Comentario general	Mr. Díaz presented the concept of a project to provide housing for older adults.	As part of the fund distribution processes, Mr. Díaz is encouraged to keep in touch - through press

			announcements and the websites of the agencies that make up the consolidated planning process - to learn about the proposal processes and its requirements.
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## **EMERGENCY SOLUTIONS GRANTS PROGRAM**

### **CONSOLIDATED ACTION PLAN, 2020**

#### **CONSULTATION WITH COCs**

#### ***Methodology for the consultation***

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As required by the regulation applicable to the consolidated planning process, the PR Department of the Family, as a recipient of the ESG Funds, carried out a consultation with the two continuum of care systems, PR-502 and PR-503. The consultation was conducted through online virtual focus group sessions due to the COVID-19 pandemic, held on May 28 and June 4, 2020 through Zoom app. The participants had the opportunity to comment or ask questions verbally, by writing on the chat or via email after the sessions ended. The first focus group session was held with the members of PR502 and with the participation of around 30 persons from 21 different entities, including 12 non-profit organizations, 6 municipalities and 3 state government agencies. The second session was held with members of PR 503 and had the participation of around 50 persons from 37 entities, including 19 non-profit organizations, 17 municipalities and 1 state government agency.

The focus groups were carried out using a semi-structured guide of questions and poll exercises through which they delved into:

- Changes in the needs and characteristics of the homeless;
- Distribution of funds by type of activity and geographical area.

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- Development of performance standards and how to evaluate the results of programs and activities.
- Development of policies and procedures for the administration and management of the Homeless Management Information System (HMIS) in which they are required to participate.

#### ***Summary of comments***

To four out of ten participants of the groups the current situation of homelessness in Puerto Rico in terms of magnitude, when compared to three years ago, is worse. According to most of those participants, the hard-economic situation of the Island for the past years in addition to the natural disasters, including hurricanes and earthquakes, have worsen the homeless situation. For some participants, this situation is worse, especially in the case of chronic homelessness. Other factors for the worsened of homelessness in the Island mentioned by the participants where: the unemployment situation in many areas, and the loss of hope in people as part of their reaction to the natural disasters. However, for three out of ten participants, the situation has stayed the same in the past three years, and for other three out of ten situation have improved, even with the natural disasters and economic situation.

The barriers identified to address the needs of homeless populations include aspects related to home inventories, regulation process, lack of adequacy of programs to accommodate this population with their particularities, including stigma, and lack of information for the clients. Some participants sustained the have problems to identify home availability for permanent and rental housing. For

population that require special characteristics in their homes, for example the geriatric population, the house inventory is even more limited. As part of this barrier, other participants indicated that Section 8 and public housing have their lists already filled out. As an example of regulation problems, some participants mention the credit barriers in banks for house loans. Others indicated that some housing projects have problems to deal with the existential situation that some participants have, for example emotional instability, mental health, or drug issues. Some of the participants indicated that the process is highly bureaucratic and the potential beneficiaries don't have enough information of the different steps they need to accomplish to fulfill their needs and resources available, discouraging them to end the process.

Regarding the distribution of funds by type of activity and geographical area, six out of ten participants consider it adequate, in general terms. For one quarter of the participants, the distribution is neither adequate nor inadequate, and one out of ten find them inadequate. Among the observations or recommendations, they mentioned the following:

- Increase the allocation in rapid rehousing to address the lack of permanent housing and fulfill the need identified in outreach.
- Include allocation for the administration of organizations to address cash flow problems for emergency services.

As for the specific criteria for the granting of funds, the participants provided some recommendations related to the performance evaluation of programs and activities. The recommendations were:

- Unify HUD criteria with CoC criteria.
- Create minimum performance standards that include the number of staff per participant to meet the objectives.

The participants also commented on the Homeless Management Information System (HMIS) to collect information. Regarding the system, some participants commented on the data entry in a particular time frame while they take steps to meet the needs of their service users. In this area different recommendations were proposed. The recommendations made were:

- Expand the time frame to enter the information.
- Eliminate the figure of data entry, and that the outreach managers, social workers o case managers can enter the data by themselves in real time.

Regarding the first point, some comments were made about information compliance and quality of the information provided. To deal with both comments, the Family Department recommended that the Directors of the organizations should be required in HMIS general meetings to supervise the information gathering process. Other participants suggested that this requirement will entail a very load calendar to the Directors, it will present conflicts with their functions and will impose a layer of additional costs to the organizations. These participants propose that this requirement should be imposed only to those

organizations that are presenting problems in these areas. On the second comment regarding the data entry figure, some participants mentioned that this will secure a more accurate information, but the variables for outreach activities should be revised.

## Public participation and consultation

### PUBLIC ENGAGEMENT ACTIVITIES

For the purpose of integrating the input from a variety of sectors and stakeholders in this analysis of impediments, the Puerto Rico Department of Housing (PRDoH), as the lead agency for the consolidated planning process, carried out the following activities:



In two public hearings, a space was set aside in the agenda to obtain citizens' input on housing needs and barriers to fair housing. The first of these hearings was carried out on March 6, 2020 as part of the 2020-2024 consolidated planning process. A total of 100 persons attended the hearing and 30 days were given for additional comments. A second hearing was conducted on May 21, 2020 in the context of the CDBG-CV CARES Act allocations<sup>1</sup>. A total of 71 persons participated at this second hearing, representing a total of 15 nonprofit organizations, municipalities, and public agencies. In accordance with the flexibilities provided by the CARES Act, five additional days provided for public comments.

The focus groups, on the other hand, were coordinated in collaboration with the State ESG Program and the PR CoCs. A total of 80 people participated in the sessions, which were conducted on May 28 and June 4, 2020. Participants represented non-profit organizations, municipalities, government agencies, including two PHAs. The focus group discussion was combined with online polls, to promote more interaction with participants.

<sup>1</sup> Coronavirus Aid, Relief, and Economic Security (CARES) Act, Public Law 116-136.

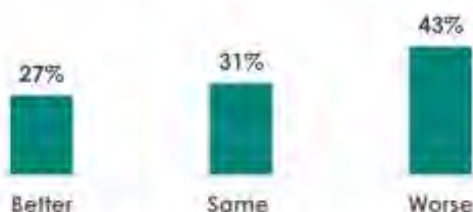


#### INPUT RECEIVED DURING THE FOCUS GROUPS

##### General perceptions on homeless situation

The focus groups participants were asked about the current situation of homelessness in Puerto Rico in comparison with the last three years. To four out of ten participants of the groups the current situation of homelessness in Puerto Rico in terms of magnitude, when compared to three years ago, is worse. According to most of those participants, the hard-economic situation of the Island for the past years in addition to the natural disasters, including hurricanes and earthquakes, have worsen the homeless situation. For some participants, this situation is worse, especially in the case of chronic homelessness. Other factors for the worsened of homelessness in the Island mentioned by the participants where: the unemployment situation in many areas, and the loss of hope in people as part of their reaction to the natural disasters or barriers in the process of coping with their needs. However, for three out of ten participants, the situation has stayed the same in the past three years, and for other three out of ten situation have improved, even with the natural disasters and economic situation. Some of these participants mentions that the overall homeless situation can be better or the same, but not in the case of chronic homelessness, and the conditions for those people are worse.

**Figure 5: Participant's perception on the homelessness situation in Puerto Rico in the past three years**



Note: The base of these illustrations is the 49 persons that answered the polls.

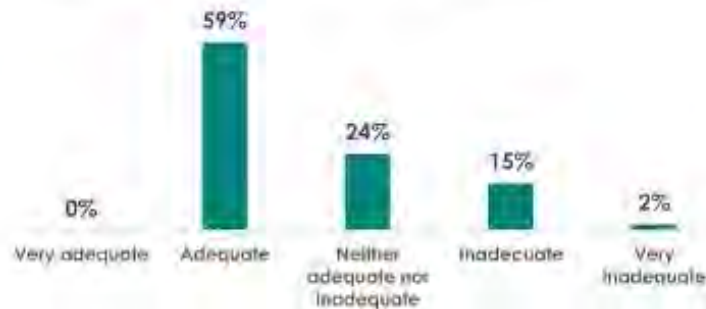
#### *Main barriers on homeless population identified by participants*

The barriers identified to address the needs of homeless populations include aspects related to home inventories, regulation process, lack of adequacy of programs to accommodate this population with their particularities, including stigma, and lack of information for the clients. Some participants sustained they have problems to identify home availability for permanent and rental housing. For population that require special characteristics in their homes, for example the geriatric population, persons with disabilities or families with pets, the house inventory is even more limited. As part of this barrier, other participants indicated that Section 8 and public housing have their own criteria and their lists are already filled out. As an example of regulation problems, some participants mention the credit barriers in banks for house loans. Others indicated that some housing projects have problems to deal with the existential situation that some participants have, for example emotional instability, mental health, drug issues or detox, and sexual orientation. Some of the participants indicated that the process is highly bureaucratic and the potential beneficiaries don't have enough information of the different steps they need to accomplish to fulfill their needs and resources available, discouraging them to end the process. As an action measure, some of the participants recommend that the Department of the Family can establish collaboration agreements with other agencies to facilitate the efforts that organizations make for their participants.

#### *Comments on fund distribution and metrics by participants*

Regarding the distribution of funds by type of activity and geographical area, six out of ten participants consider it adequate, in general terms. For one quarter of the participants, the distribution is neither adequate nor inadequate, and one out of seven find them inadequate.

**Figure 6: Participant's opinion on the method for distribution of funds proposed by ESG**



Note: The base of these illustrations is the 54 persons that answered the polls.

Among the observations or recommendations, they mentioned the following:

- Increase the allocation in rapid rehousing to address the lack of permanent housing and fulfill the need identified in outreach.
- Include allocation for the administration of organizations to address cash flow problems for emergency services.

As for the specific criteria for the granting of funds, the participants provided some recommendations related to the performance evaluation of programs and activities. The recommendations were:

- Unify HUD criteria with CoC criteria.
- Create minimum performance standards that include the number of staff per participant to meet the objectives.

#### Comments on the Homeless Management Information System (HMIS)

The participants also commented on the Homeless Management Information System (HMIS) to collect information. Regarding the system, some participants commented on the data entry in a particular time frame while they take steps to meet the needs of their service users. In this area different recommendations were proposed. The recommendations made were:

- Expand the time frame to enter the information.

- Eliminate the figure of data entry, and that the outreach managers, social workers or case managers can enter the data by themselves in real time.

Regarding the first point, some comments were made about information compliance and quality of the information provided. To deal with both comments, the Family Department recommended that the Directors of the organizations should be required in HMS general meetings to supervise the information gathering process. Other participants suggested that this requirement will entail a very load calendar to the Directors, it will present conflicts with their functions and will impose a layer of additional costs to the organizations. These participants propose that this requirement should be imposed only to those organizations that are presenting problems in these areas. On the second comment regarding the data entry figure, some participants mentioned that this will secure a more accurate information, but the variables for outreach activities should be revised.