

GOVERNMENT OF PUERTO RICO

STATE CONSOLIDATED ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS

2023 ACTION PLAN

FINAL PLAN JULY 2023



PLAN CONSOLIDADO



DE VIVIENDA Y DESARROLLO COMUNAL DEL
ESTADO Y PLAN DE ACCIÓN ANUAL

GOBIERNO DE
**PUERTO
RICO**



Annual Action Plan
2023

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(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. In 2020, the Government of Puerto Rico submitted the plan for the period of 2020-2024. This Annual Action Plan is the official application for the PY 2023 state grants, for the following programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Emergency Solutions Grant (ESG)
- Housing Trust Fund (HTF)

The activities to be undertaken as part of the Action Plan and the Five-Year Consolidated Plan are focused on achieving the following objectives:

- to increase the availability, accessibility, and affordability of decent housing,
- the creation of suitable living environments, and
- the promotion of economic opportunity for low- and moderate-income individuals.

The lead agency of the PY 2023 Annual Action 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. In this effort, the Department of Housing works in conjunction with three (3) State agencies, that are responsible to act as HUD grantees and administrators for the other Community Planning and Development Programs (ESG, HOME, HOPWA and HTF). 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, the PR Health Department is the grantee, and the Municipality of San Juan acts as the program administrator in accordance with a collaborative agreement signed between the parties back in year 2010.

The plan includes a series of guiding principles that will lead the vision of the State public policy and that are based on the needs identified as part of the consolidated planning processes and the Government of Puerto Rico public policies on housing and community development. The action plan also includes updated information on needs, available resources and goals related to disaster recovery allocations,

CDGR DR 2017 & CDBG MIT, thereby amending the Consolidated Plan 2020-2024. Specific amendments to the Consolidated Plan are included as an attachment.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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 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 the participation of CHDOs
- 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.

In terms of CDBG-DR 2017 and CDBG-MIT, During the Strategic Planning Period 2020-2024, the PRDOH will continue revitalizing downtown areas through the City Revitalization Program, providing assistance to homeowners to repair or rebuild their homes, and increasing homeownership rates through the Homebuyer Assistance Program. PRDOH will also continue to promote economic development opportunities by providing assistance to Small Businesses under the Small Business Financing Program. Through the CDBG-MIT funds the PRDOH will begin to install solar panels in households to promote energy efficiency and stability. As well, launched programs will begin long-term planning and risk mitigation activities.

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

The goal of the Housing Trust Fund is to provide decent affordable housing to low-income and very low-income households and individuals.

The specific goals and other summary information for the PY 2023 is presented in the Appendix.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This Consolidated Annual Performance Report (CAPER) provides an overview of the progress made during PY 2021, the second year of the Puerto Rico State 2020-2024 Housing and Community Consolidated Plan. During Program Year 2021, 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.

Puerto Rico still encounters problems related to the social and economic repercussions of the COVID-19 pandemic. Even with these challenges, the State has made progress in meeting its 2021 goals and objectives and is moving forward the 5-year goals. The following is a summary of each program performance during program year 2021:

HOPWA Program

Go to Appendix.

ESG Program

Go to Appendix.

HOME Program

Go to Appendix.

Housing Trust Fund (HTF)

Go to Appendix.

CDBG

Go to Appendix.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Annual Action 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 PY 2023 Annual Action Plan the PRDOH followed its citizen participation plan. 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 and the consolidated planning agencies.

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

Mailing database: Information about the public hearing and other aspects of the plan, was provided to municipalities and non-profit organizations through email.

Public Hearing: As required by the regulations the State held a public hearing during the Citizen Participation process of the PY 2023 Annual Action Plan. on the notification of the hearing (in English and Spanish) was posted in *El Vocero* newspaper on the edition for Friday, February 9, 2023. It invited the general population to participate of the Public Hearing for the CDBG, HOME, ESG, HOPWA and HTF Programs PY 2023 Annual Action Plan. In compliance 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. Also, NPOs and CoCs were contacted to help disseminate the information.

The public hearing was held on February 28, 2023, 9:00 a.m. at the Yolanda Guerrero Community Center, in Guaynabo. Information of the public hearing conducted was posted in the PRDoH Web Page. The place of the public hearing was accessible for persons with disabilities. English-speaking persons could request copy of the presentation of the public hearing in English.

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

Availability of Public hearing recording.

Public Comment Period: The draft plan was made public on April 11th, 2023. Citizens and interested parties had 30 calendar days from the day of the publication to submit written comments. The notice of the availability of the plan was published in a newspaper of general circulation in English and Spanish. The draft plan was made available at PRDOH web page for the review. Due to the emergency and the security measures that must be taken in the context of COVID-19, persons having difficulty accessing the Plan through the Internet should had a telephone number available to coordinate an alternative method.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the public hearing, two persons commented. Comments received included aspects concerning to ESG, HOME and CDBG. Regarding ESG Program the participant made recommendations regarding environmental procedures. One of the comments was directed to HOME program motivating to take into consideration NPOs with experience placing homeless persons in permanent housing, when deciding on funded projects. In terms of CDBG, comments were related to an activity currently being implemented with CDBG-CV, regarding the installation of water cisterns and regarding the period of time available for the implementation of projects funded with the emergency funds. Both comments

were considered and addressed by the PRDOH. A summary of the comments and the response is included as an attachment.

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 ESG consultation, the only comment not accepted was the request to increase administrative funds to nonprofit organizations. Recently the ESG State Program included non-profit organizations in the distribution of the 0.5% of administrative funds previously distributed only to municipalities. The rest of the administrative funds allowed by ESG regulations are currently compromised for the Program administrative costs and depending on this, an increase in the 0.5% for administrative costs of organizations and municipalities may be considered in future action plans.

7. Summary

The PY 2023 Annual Action Plan is 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 Annual action plan includes 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.

PR-05 Lead & Responsible Agencies - 91.300(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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 2023 Annual Action Plan is the Puerto Rico Department of Housing. This agency coordinates all efforts towards 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.

In this effort, the PRDOH works in conjunction with three (3) State agencies, responsible of acting 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, the Health Department is the State HOPWA grantee, and 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, the PRDoH announced the availability of the plan in a general circulation newspaper (see appendix for the announcement). Copies of the Annual Action Plan 2023 were available from the date of its publication on the Internet at <https://www.vivienda.pr.gov/cdbg-estado> on April 11, 2023, for review and submitting comments. 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

Questions regarding consolidated planning may be addressed to:

Ms. Aida Gracia

Special Aide to the Secretary

cdbg-municipal@vivienda.pr.gov

AP-10 Consultation - 91.110, 91.300(b); 91.315(l)

1. Introduction

The Puerto Rico Annual Action Plan 2023 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 Annual Action 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 to municipalities and formal letters sent to stakeholders. Discussions included housing and community development needs, and recommendations on the method of distribution.

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

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. In this occasion, the PRDOH conducted a survey among municipalities to obtain

additional input on housing and community development needs. A total of 28 municipalities participated of the survey. The results of the survey are included as an attachment. As well, the state program worked in close coordination with CDBG-DR 2017 and MIT staff in order to update information on the needs, resources available and goals associated with these funds.

As well, the administrators of other Programs such as HOPWA 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. All state agencies that manage CPD forms are currently participating of the PR State Housing Plan revision, a process led by the PRDOH.

The PR State Consolidated Plan and Action Plan, represents a collective effort from a comprehensive array of State and private organizations. Coordination with all stakeholders was achieved during the public hearing conducted, the survey conducted, consultations 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 Director of ESG Program is represented in both CoCs and in the case of the CoC PR 503, is part of the Board of Directors, which facilitates the integration of ESG into the CoC planning processes. Meetings with both CoCs are held regularly. Similarly, the Department maintains constant communication with the coordinated entry systems and the HMIS 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. In fact, participation in the CES and the HMIS, are threshold requirements for ESG subrecipients. To assure integration and participation of ESG 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 2023 competition, Puerto Rico received a total of \$22,711,802 in Continuum of Care allocated funds for both CoCs. With this funding the homeless strategy will be able to promote community wide 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.

Municipalities are also an important stakeholder related to the goal of eradicating homelessness. Municipalities not on are, some of them recipients and subrecipients of ESG and CoC funding, but they also provide support to other organizations in their outreach and service strategies. As well, municipalities have provided support to ESG-CV subrecipients, serving as responsible entities for purposes of environmental reviews and compliance.

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

In accordance with the regulation at 24 cfr 91.110, 91.300(b); 91.315(l), states, in the consolidated planning process, must consult with Continuums of Care (CoCs) on a variety of topics, including how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of the Homeless Management Information System (HMIS).

To comply with these provisions and continue strengthening the collaboration and coordination between the ESG Program and the two continuum of care systems in Puerto Rico (PR502 & PR503), the Puerto Rico Department of the Family conducted a survey of the organizations that are part of both entities. The information was collected through a web-based questionnaire, which was sent to all CoC member sub-recipients of the Program. In addition, ESG Program staff was available to clarify doubts about the instrument.

As a complimentary process of this consultation, the interagency committee conducted two consultation meetings, one with each CoC and provided an additional opportunity for written comments. The invitation was addressed to the presidents and executive directors of both CoCs.

A total of 10 organizations and municipalities belonging to the CoC answered the survey. Of these, seven are entities that are part of CoC PR 502 (70%) and 3 of PR503 (30%). On the other hand, five (5) of the participating entities are municipalities, and five (5) are non-profit organizations.

Regarding the two consultation meetings, a total of 61 people participated, including the representatives of all consolidated planning agencies. In terms of the representatives of the CoCs, a total of 48 persons attended; 13 persons from the CoC PR 503, representing 8 nonprofit organizations (no municipalities participated), and 35 from the CoC PR502, representing 30 nonprofit organizations and municipalities. Appendix of this document includes evidence of the attendance lists.

A report of the consultation process with the results is included as an attachment.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	PR Department of Housing Disaster Recovery 2017 Program
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Alignment of strategies included in the plan with disaster recovery needs and DR & MIT plans .
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG-DR and MIT programs provided updated information on available resources, needs and goals and objectives of these funds.

2	Agency/Group/Organization	PR Department of Housing
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Other government - State Other government - Local Business Leaders Civic Leaders Business and Civic Leaders

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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.</p>

3	Agency/Group/Organization	PR Department of Health
	Agency/Group/Organization Type	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 Services - Victims Health Agency Other government - State Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment HOPWA Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	MUNICIPALITY OF SAN JUAN
	Agency/Group/Organization Type	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 Services - Victims Other government - State Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	PUERTO RICO HOUSING FINANCE AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing Other government - State Other government - Local Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
6	Agency/Group/Organization	FEMA
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Federal
	What section of the Plan was addressed by Consultation?	Emergency management
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
7	Agency/Group/Organization	Environmental Protection Agency
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Environmental protection

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
8	Agency/Group/Organization	US Fish & wildlife Services
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Ecological services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
9	Agency/Group/Organization	US Army Corps of Engineers
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
10	Agency/Group/Organization	Departamento de Recursos Naturales y Ambientales
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.

11	Agency/Group/Organization	Junta de Calidad Ambiental
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
12	Agency/Group/Organization	Oficina de Gerencia de Permisos
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
13	Agency/Group/Organization	NEGOCIADO DE MANEJO DE EMERGENCIAS Y ADMINISTRACION DE DESASTRES
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.

14	Agency/Group/Organization	Junta de Planificaci3n
	Agency/Group/Organization Type	Other government - State Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
15	Agency/Group/Organization	Asosiaci3n de Constructores de PR
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
16	Agency/Group/Organization	Internet Society of Puerto Rico
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.

17	Agency/Group/Organization	CLARO DE PUERTO RICO
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
18	Agency/Group/Organization	LIBERTY PUERTO RICO
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Public Housing Needs Market Analysis Economic Development Infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
19	Agency/Group/Organization	Optico fiber by Critical Hub Networks
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.

20	Agency/Group/Organization	Administracion de Vivienda Publica
	Agency/Group/Organization Type	Housing Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
21	Agency/Group/Organization	Osnet Wireless
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.
22	Agency/Group/Organization	AeroNet Wireless Broadband
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.

23	Agency/Group/Organization	Concilio Multisectorial en Apoyo a la Poblacion sin Hogar
	Agency/Group/Organization Type	Multisectorial committee on homelessness
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication and invitation to consultation meetings.

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

The Interagency Committee consulted with a wide array of stakeholders, as required by the regulation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	CoC 502, Balance of State	See Appendix for the CoC consultation results.
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 & Maria, (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?
CDBG-MIT Action Plan	PR Department of Housing	The CDBG-MIT Action Plan provides a portfolio of programs dedicated to assisting in the recovery and resilient rebuilding of low- and moderate-income households. These grant funds have been allocated to Puerto Rico for implementing activities intended to support mitigation projects that reduce the potential for loss and destruction from future events and complement the existing mitigation programs currently administered by FEMA.
Action Plan for the 2019-2020 Earthquakes Recovery	PR Department of Housing	This Action Plan provides a portfolio of programs dedicated to assisting in the recovery of the earthquakes experiences in Puerto Rico in 2019-2020 (major disaster declaration DR-4773-PR). As mentioned in the Action Plan page 10, "As the recovery needs in Puerto Rico increase with each disaster, the need for a coordinated approach between agencies and local governments, as well as the recovery and mitigation programs launched, is ever present". The availability of these funds, as well as other recurring programs, such as CDBG, ESG, HOME and HOPWA, provide a unique opportunity to address the needs of low- and moderate-income persons in the aftermath of the disasters and strengthen the resilience of communities to future events.

Table 3 - Other local / regional / federal planning efforts

Narrative

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 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.

AP-12 Participation - 91.115, 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 Annual Action 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 PY 2023 Annual Action Plan the PRDOH followed its citizen participation plan. 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 and the consolidated planning agencies.

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

Mailing database: Information about the public hearing was provided to municipalities and nonprofit organizations through email.

Public Hearing: As required by the regulations the State held a public hearing during the Citizen Participation process of the PY 2023 Annual Action Plan. on the notification of the hearing was posted (in English and Spanish) in *El Vocero* newspaper on the edition for Friday, February 9, 2023. It invited the general population to participate of the Public Hearing for the CDBG, HOME, ESG, HOPWA and HTF Programs PY 2023 Annual Action Plan. In compliance 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 public hearing was held on February 28, 2023, 9:00 a.m. at the Yolanda Guerrero Community Center, in Guaynabo. Information of the public hearing conducted was posted in the PRDoH Web Page. The place of the public hearing was accessible for persons with disabilities. English-

speaking personas could request copy of the presentation of the public hearing in English. During the public hearing two comments were received one regarding ESG Program, and two other programs regarding CDBG. In terms of CDBG comments were related to an activity currently being implemented with CDBG-CV, regarding the installation of water cisterns and regarding the period of time available for the implementation of projects funded with the emergency funds. Both comments were considered and address by the PRDOH. A summary of the comments and the response is included as an attachment.

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

Availability of Public hearing recording.

Public Comment Period: The draft plan was made public on April 11th, 2023. Citizens and interested parties had 30 calendar days from the day of the publication to submit written comments. The draft plan was made available at PRDOH web page for the review. Due to the emergency and the security measures that must be taken in the context of COVID-19, persons having difficulty accessing the Plan through the Internet should had a telephone number available to coordinate an alternative method.

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)
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1	Public Hearing	Units of local government, Public Agencies, NPOs, general population	108 attended the public hearing.	Two persons commented. Comments received included aspects concerning to ESG, HOME and CDBG. Regarding ESG Program the participant made recommendations regarding environmental procedures. One of the comments was directed to HOME program motivating to take into consideration NPOs with experience placing homeless persons in permanent housing, when deciding on funded projects. In terms of CDBG,	Comments were accepted.	https://www.vivienda.pr.gov/cdbg-estado/
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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)
				<p>comments were related to an activity currently being implemented with CDBG-CV, regarding the installation of water cisterns, and regarding the period of time available for the implementation of projects funded with the emergency funds. Both comments were considered and addressed by the PRDOH. A summary of the comments and the response is included as an attachment.</p>		

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	Newspaper Ad	NPOs, Public Agencies, Municipalities, General Public	No comments were received during the public comment of the publication.	N/A	N/A	https://www.vivienda.pr.gov/cdbg-estado/
3	Internet Outreach	Units of local government, Public Agencies, NPOs, general population				https://www.vivienda.pr.gov/cdbg-estado/
4	Web Survey to Municipalities	Units of local government	28	Municipalities' comments were related to housing, public infrastructure, public facilities, economic development and public service needs.	Comments were considered for purposes of the design of the CDBG activities.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

For the PY 2023, HUD allocated to the PR-State a total of \$46,227,376 among all CPD Programs. Specifically, the allocation by programs is: \$22,385,506 for the CDBG Program activities; \$15,712,268 for the HOME Program activities, \$2,267,104 for the HOPWA Program activities, \$3,465,176 for the ESG Program activities and \$2,037,321.90 for the Housing Trust Fund activities.

All funds will be allocated to address the affordable housing needs of the low- and moderate-income persons and special needs population, the public services need 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 2023 resources the State estimates that it will have available the following resources Based on IDIS PR01:

- CDBG Previous Year Resources (PR01, available to commit)- \$37,491,107.55
- HOME Previous Years EN Resources (Available to commit)- \$58,834,718.78 (as of 3/31/2023)
- HOPWA Previous Years – \$2,433,960.86
- ESG Previous years (PR01, available to commit) - \$0.00
- HTF Previous Years- \$6,540,489.90 (as of 3/31/2023)

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	22,385,506	258,803	37,491,108	60,135,416	22,385,506	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. In addition to the allocation from HUD, the Department estimates that it will have \$258,802.74 in program income funds available for use by municipalities that generated such income for eligible CDBG activities, in accordance with the Department's CDBG PI policy.

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	15,712,268	0	58,834,718	74,546,986	15,712,268	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	2,267,104	0	2,433,961	4,701,065	2,267,104	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	3,465,176	0	0	3,465,176	3,465,176	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	2,037,322	0	6,540,490	8,577,812	2,037,322	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.

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: \$		
Other	public - federal	Acquisition Admin and Planning Economic Development Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab Public Improvements Public Services Rental Assistance	2,480,000,000	0	0	2,480,000,000	5,786,800,000	The CDBG-DR Action Plan includes further analysis of damage estimates and contains the strategy to address these needs with the first allocation of \$1.5 billion authorized by Pub. L. 115-56 and announced through 83 FR 5844; the second allocation of \$8.2 billion authorized by Pub. L. 115-123 and announced through 83 FR 40314; and the latest unmet infrastructure needs allocation of \$277 million authorized under Pub. L. 116-20 and announced in 85 FR 4681.

Other	public - federal	Acquisition Admin and Planning Homeowner rehab Housing Public Improvements	289,800,000	0	0	289,800,000	7,932,700,000	Public Law 115-123 made available \$28 billion in Community Development Block Grant and Disaster Recovery (CDBG-DR) funds and directed HUD to allocate no less than \$12 billion for mitigation activities proportional to the amounts that grantees received for qualifying disasters in 2015, 2016, and 2017. That amount was increased to \$15.9 billion after HUD completed an assessment of unmet needs and awarded funding to a total of eighteen (18) grantees through a newly created Community Development Block Grant - Mitigation (CDBG-MIT) Program. Out of all these funds, HUD allocated approximately \$8.2 billion in CDBG-MIT funds to Puerto Rico. The rules for administering these funds are founded in the
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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: \$		
								regulatory framework of HUD's Community Development Block Grant (CDBG) program and further consider the alternative requirements, waivers, and special grant conditions released in 84 FR 45838 and 85 FR 4676. The CDBG-MIT Action Plan contains further analysis of unmet mitigation needs and PRDOH's strategy to address them.

Table 5 - 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

Go to appendix section.

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

Does not apply.

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	Statewide	Housing Chronic Homeless Homelessness Prevention	ESG: \$2,865,794	Homeless Person Overnight Shelter: 2560 Persons Assisted
2	Provide Decent Housing (B)	2020	2024	Homeless	Statewide	Homelessness Prevention Create and preserve affordable rental housing	HOME: \$0 ESG: \$599,382	Tenant-based rental assistance / Rapid Rehousing: 2000 Households Assisted
3	Provide Decent Housing (C)	2020	2024	Affordable Housing Non-Homeless Special Needs	Statewide	Housing	HOPWA: \$2,627,104	HIV/AIDS Housing Operations: 442 Household Housing Unit Other: 465 Other
4	Create Suitable Living Enviroments	2020	2024	Non-Housing Community Development	CDBG- Non-entitlement communities	Non-housing Community Development- Public Services	CDBG: \$2,584,247	Public service activities other than Low/Moderate Income Housing Benefit: 540 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 Non-housing Community Development- Public Services	CDBG: \$17,262,535	Other: 185000 Other
6	Provide Decent Housing (D)	2020	2024	Affordable Housing		Create and preserve affordable rental housing	CDBG: \$2,113,808	Homeowner Housing Added: 20 Household Housing Unit
7	Expand Economic Opportunity	2020	2024	Economic Development	CDBG- Non-entitlement communities	Non-housing Community Development- Economic Dev	CDBG: \$124,916	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	Non-housing Community Development- Public Faciliti Non-housing Community Development- Public improvem Non-housing Community Development- Public Services	CDBG: \$300,000	Other: 300 Other
9	Provide Decent Housing (E)	2020	2024	Affordable Housing	Statewide	Housing	HOME: \$0	
10	Provide Decent Housing (F)	2020	2024	Affordable Housing	Statewide	Create and preserve affordable rental housing	HOME: \$15,712,268 HTF: \$2,037,321	Rental units constructed: 80 Household Housing Unit Rental units rehabilitated: 23 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Decent Housing
	Goal Description	

2	Goal Name	Provide Decent Housing (B)
	Goal Description	Tenant-based rental assistance / Rapid Rehousing: 2000 Households Assisted HOME: 20 HH assisted
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	HOME with previous years funds.
10	Goal Name	Provide Decent Housing (F)
	Goal Description	Rental units constructed: 80 Household Housing Unit Rental units rehabilitated: 23 Household Housing Unit

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 2023 Annual Action Plan allocation priorities are driven by the information obtained during the Citizen Participation process and consultations. 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, which 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 2023, this adds to \$771,030,22. For the ESG program the Department of the Family will allocate \$242,562.32 for state administrative purposes, \$17,325.88 for subgrantees administration, and \$86,629.40 for HMIS.

The following table includes a description of the funding allocation priorities resulting 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	16	0	0	0	10	0	0	11	63	100

HOPWA	0	0	100	0	0	0	0	0	0	0	100
ESG	83	17	0	0	0	0	0	0	0	0	100
HTF	0	0	0	0	0	0	0	0	0	100	100
Other CDBG- DR	0	0	0	0	0	0	0	0	0	0	0
Other CDBG- MIT	0	0	0	0	0	0	0	0	0	0	0

Table 7 – 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 characteristics, 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

The distribution of funds will be based on the assessment of homelessness, conducted for the purpose of consolidated planning, and the results of the meetings held with CoCs and their organizations. The specific allocation of funds will prioritize the provision of services to address chronic homelessness and the needs identified in the homelessness assessment, particularly. Priority will be given to Emergency Shelters without restrictions and eligible to use their facilities as stabilization units (24 hour, 7 days a week entrance); Emergency Shelters without restrictions on population, age, and time; Emergency Shelter services; and the expansion of Street Outreach services. In the case of the Prevention and Rapid Re-Housing components, priority will be given to people with mental health conditions; projects addressing women's safety; and Shelter proposals that include the Rapid Re-Housing component. Other services that promote economic and personal self-sufficiency will also be prioritized based on the reasons for homelessness, and the current socioeconomic 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 2023.

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.

Distribution Methods

Table 8 - Distribution Methods by State Program

1	State Program Name:	CDBG
	Funding Sources:	CDBG

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The State CDBG allocation for PY 2023 amounts to \$22,385,506. 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. Of these, \$21,313,940.82 will be allocated to non entitlement municipalities; \$671,565.18 will be separated for State Administration and \$300,000 will be allocated for an emergency fund.</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 Act 137-2014 (later incorporated under the Municipal Code of 2020), as amended.</p> <p>The following is the proposed allocation:</p> <p>Allocation for 49 Municipalities</p> <ul style="list-style-type: none"> Administration \$70,630.99 Public Service \$62,321.46 Other Eligible Project (Housing, Community Development, Economic Development, Etc.) \$282,523.97 TOTAL \$415,476.43 <p>Vieques and Culebra</p> <ul style="list-style-type: none"> Administration \$81,225.64 Public Service \$721,669.68 Other Eligible Project (Housing, Community Development, Economic Development, Etc.) \$324,902.57 TOTAL \$477,797.89 <p>PRDOH</p> <ul style="list-style-type: none"> Planning and Administration \$671,565.18
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Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Under Act 107-2020, as amended (the Municipal Code of 2020) 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.
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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Application Submission</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 via e-mail (the e-mail will be available at the Application kits) on or before October 31, 2023, no later than 11:59p.m.</p> <p>Applications for the Emergency Fund may be submitted at any time during Program Year 2023 as long as they comply with the requirements presented on Circular Letter Num. 2013-09 of May 21, 2013, as amended, and any other requirement that applies. Based on the comments received during the public hearing, the PRDOH intends to amend the circular to provide additional time for the execution of certain projects.</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> <p><u>Proposal Requirements</u></p> <p>Submission of a budget breakdown is mandatory as part of the proposals.</p> <p>In determining an appropriate amount, the PRDOH reserves the right to adjust requested funds, based on review of compliance with the following requirements:</p> <ol style="list-style-type: none"> 1. Compliance with the State CDBG requirements (Fair Housing and Citizen Participation). 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. 3. Reasonability of the budget. 4. Inadequate or incomplete description of activities to be developed. 5. Past performance of the non-entitled municipality (open findings). 6. Timely expenditure of funds <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</p>
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	<p>maximum community development. The optional 15% Public Service Cap is based on the total CDBG State grant.</p> <p>When preparing the proposal’s budget municipalities must comply with the PRDoH policies and procedures on reasonability of administrative costs published in February, 2020.</p> <p>The PRDoH will not approve an administrative budget in those instances where municipalities will be using the funds of their regular allocation for the repayment of a Section 108 Loan Guarantee Program loan only.</p> <p>In those cases where the only activity to be implemented by the municipality is a public service in conjunction with the repayment of a loan under the Section 108 Loan Guarantee Program. The PRDoH will approve up to 25% of the administration maximum allocation allowed in the corresponding Action Plan.</p>
<p>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)</p>	<p>Not applicable- Please refer to ESG program.</p>

<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not Applicable- See HOPWA Section.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>The State CDBG allocation for PY 2023 amounts to \$22,385,506 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 CDBG 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>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 2023 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>Describe threshold factors and grant size limits.</p>	<p>Under Act 107-2020, as amended (Municipal Code of 2020), 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>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The expected outcomes measures are included on the appendix section.</p>
<p>2</p>	<p>State Program Name:</p>	<p>Emergency Solutions Grant Program</p>
	<p>Funding Sources:</p>	<p>ESG</p>

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The Emergency Solutions Grant Program is administered by the Puerto Rico Department of the Family (PRDF). The PRDF uses a method of distribution of funds that consists of publishing a Request for Proposals the first year with a competitive evaluation for prospective subrecipients. Funds are distributed according to the level of performance of the subrecipients' projects and availability of HUD funds. On PY 2023, the PRDF will be receiving proposals from active entities.</p> <p>If there are funds available during the Program Year as a result of the recapture process of 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 (see Appendix section).</p> <p>The ESG allocation for Program Year 2023 is \$ 3,465,176. Funding is intended to serve the seventy-eight (78) municipalities across the island within the 10 regions established by the PRDF. The regions established by the PRDF include Mayagüez, Aguadilla, Arecibo, Bayamón, San Juan, Carolina, Caguas, Humacao, Guayama, and Ponce. Non-profit organizations and municipalities that comply with the requirements and evaluation criteria established on this plan will be eligible to receive funds for the categories below.</p> <p>The following is the ESG Program distribution by funding categories:</p> <ul style="list-style-type: none"> • Outreach and Shelter \$ 2,079,105.60 (60.0%) • Prevention \$ 623,731.68 (18.00%) • Rapid Re-Housing \$ 415,821.12 (12.00%) • Data Collection (HMIS) \$ 86,629.40 (2.5%) • Administration \$ 259,888.20 (7.5%) • Total \$ 3,465,176.00 (100%) <p>The Department of the Family may allocate indirect costs to eligible activities.</p> <p>As described in the following sections, proposals will be evaluated according to two set of criteria; (1) compliance criteria for proposal consideration, and (2) criteria for the final granting of funds.</p>
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		<p>Proposals will be received by email on or before July 2023.</p> <p>For PY 2023 the PRDF will implement an advance payment method, according to the procedure established by the ESG Program.</p>
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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Compliance Criteria for Proposal Consideration</p> <ul style="list-style-type: none"> • Complete the proposal in all its parts and submit the required documentation, as applicable. • At least three years of experience serving homeless persons or in risk of homelessness. • Availability of credit lines or financing mechanisms. • No open findings of questioned costs, if applicable. Compliance with Federal Audit Clearing House. • Be a municipality or non-profit entity properly incorporated and in Good Standing, as applicable. • Have financial management systems that meet the minimum accounting standards. • In the case of shelters, the municipal endorsement is required. • Have the Environmental Assessment, as applicable. • Availability of fund matching (dollar-for-dollar) and its sources. • Experience managing federal funds and financial capacity. • Reasonability of number of homeless persons identified in the geographic region of service • Reasonability of the project-participant’s cost. • The entity has Case Managers and specialized personnel. <p>Compliance Criteria for Proposal Consideration for second year – Performance and Expenditure Rate – Active Entities</p> <ul style="list-style-type: none"> • In the case of shelters, bed utilization rate of 70% or more • Average stay in Shelter – no more than 90 days • Have spent at least 75% of the recent allocation • Active participation in the Coordinated Entry System (CES) • Compliance with Data Entry in the Homeless Management Information System (HMIS).
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		<ul style="list-style-type: none"> • Compliance with previous allocations case closing in HMIS • Projects performance according to HMIS: Complies with 50% or more of the performance measurements related to income generation and placement of participants in housing modalities. Performance measures include the following: <ul style="list-style-type: none"> • Outreach: 45% or more of participants of outreach were placed in a modality of housing (ES, TH or PH) • Emergency Shelters: 10% or more of personas who exited ES increased their income, 70% or more of the participants of ES were placed in a modality of TH or PH. • Prevention: 75% or more of the persons who received assistance maintain their households. • Rapid rehousing: 10% of more of persons exiting a Rapid Rehousing project increased their income, 75% or more of RRH participants exited to permanent housing. <p>Criteria for the final granting of funds - <i>Management and Financial Capacity</i></p> <ul style="list-style-type: none"> • Experience managing federal funds • Availability of credit lines or financing mechanisms • Other sources of income <p>Two special bonuses will be awarded during the evaluation of proposals to those organizations and municipalities that participate actively of the CoCs and those that offer services en the 15 municipalities with the highest incidence of homelessness.</p>
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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable to the ESG Program- (see CDBG section).</p>
<p>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)</p>	<p>Since Program Year 2011, the PRDF uses a distribution method in which an award is granted for a two-year period, subject to an evaluation of the first year’s performance and expenditure rate for allocated funds, and the availability of funds. During PY 2023, eligible organizations and local governments will be initiating their first program year of the two-year cycle. Meanwhile, unused funds available during the Program Year will be distributed according to the needs identified by the PRDF, by invitation.</p>

<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not Applicable- See HOPWA Section.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>The following is the ESG Program distribution by funding categories:</p> <ul style="list-style-type: none"> • Outreach and Shelter \$ 2,079,105.60 (60.0%) • Prevention \$ 623,731.68 (18.00%) • Rapid Re-Housing \$ 415,821.12 (12.00%) • Data Collection (HMIS) \$ 86,629.40 (2.5%) • Administration \$ 259,888.20 (7.5%) • Total \$ 3,465,176.00 (100%) <p>The Department of the Family may be allocating indirect costs to eligible activities.</p>

<p>Describe threshold factors and grant size limits.</p>	<p>The grant size limits established for the ESG Program funds distribution are:</p> <ul style="list-style-type: none"> • Outreach and Shelter No more than 60.0% • Prevention No limits • Rapid Re-Housing No limits • Data Collection (HMIS) Does not apply • Administration No more than 7.5%
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<p>What are the outcome measures expected as a result of the method of distribution?</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"> • Number of people receiving services • Number of people who left the program • Percentage of people who committed (engaged) to receive services • Percentage of people who fulfilled their service plan • Percentage of people who increased their income from any source • Percentage of people located in emergency shelter • Percentage of people located in temporary shelter • Percentage of people placed in permanent housing <p>EMERGENCY SHELTER</p> <ul style="list-style-type: none"> • Number of people who entered emergency shelter • Number of people who left the program • Percentage of people who fulfilled their service plan • Percentage of people who increased their income from any source • Percentage of people who entered transitional housing • Percentage of people who stayed in the shelter for less than three months • Percentage of people who stayed in the shelter for more than three months • Percentage of people placed in permanent housing
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		<p>PREVENTION</p> <ul style="list-style-type: none"> • Number of people receiving prevention services • Number of people who left the program • Number of people receiving economic assistance • Percentage of people who received housing relocation services and stabilization services during the service period • Percentage of people who met their service plan • Percentage of people who increased their income from any source • Percentage of people placed in permanent housing <p>RAPID RE-HOUSING (RRH)</p> <ul style="list-style-type: none"> • Number of people receiving RRH services • Number of people who left the program • Number of people receiving economic assistance • Percentage of people who received housing relocation services and stabilization services during the service period • Percentage of people who fulfilled their service plan • Percentage of people who increased their income • Percentage of people placed in permanent housing
3	State Program Name:	HOME Investment Partnership Program
	Funding Sources:	HOME

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The PRHFA will receive \$15,712,268 in HOME funds for PY 2023. All resources will be allocated to provide incentives for meeting the goal of developing and supporting 100 affordable rental and 26 homeownership housing units. This will be achieved primarily through the Rehab or New Construction by Owner, Rehabilitation or New Construction for Multifamily Rental Development. Funds from previous years, may be used to to provide down payment assistance to homebuyers. The distribution of HOME funds for PY 2023 will be as follows:</p> <ul style="list-style-type: none"> • Administration \$1,571,226,20 • Rehab or New Construction for Multifamily Rental Dev. \$14,141,041.20 <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>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The Puerto Rico Housing Finance Authority (PRHFA) will make the activity of New Construction or Rehabilitation for Rental Housing Development available under the HOME Investment Partnership Program (HOME) FY 2023 Action Plan (AP) through a competitive process. Following previous joint efforts and on-going initiatives, the HOME Program might combine or implement a consolidated application to include CDBG-DR, LIHTC, HTF or other sources of funds or new programs (received or to be received), combining the requirements, 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 PRHFA in accordance with the applicable regulations.</p>

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable to the HOME Program- see CDBG section.</p>
<p>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)</p>	<p>Not applicable to the HOME Program- see ESG section.</p>

<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable to the HOME Program - See HOPWA Section.</p>
<p>Describe how resources will be allocated among funding categories.</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>

	<p>Describe threshold factors and grant size limits.</p> <p>No grants size limits will be applied to proposed housing development projects. For Homebuyer Financial Assistance activities, the cap is 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.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p> <p>The following are the HOME Program Outcome Measures:</p> <ul style="list-style-type: none"> • Homebuyer Assistance \$0.00 – A total of 12 homebuyers (served with funds available from previous years) • Rehab or New Construction by Owner \$0.00 – A total of 14 housing units (served with funds available from previous years) • Multifamily Rental Dev. \$14,141,041.20 – A total of 80 housing units. • Tenant-Based Rental Assistance (TBRA) - \$0.00 – A total of 20 families (served with funds available from previous years).
4	<p>State Program Name: Housing Opportunities Persons With AIDS</p>
	<p>Funding Sources: HOPWA</p>

<p>Describe the state program addressed by the Method of Distribution.</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 2023 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 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>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</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"> • Transmittal Letter - 3 Points • Description organization - 8 Points • Financial and Programmatic Background - 4 Points • Project Description - 35 Points • Budget - 36 Points • Required Documents - 4 Points • Performance – 10 Points • Total: 100 <p>Municipal subrecipients</p> <ul style="list-style-type: none"> • Transmittal Letter - 2 Points • General Information Municipality -3 Points • Financial and Programmatic Background - 15 Points • Proposed Project Description - 25 Points • Budget -35 Points • Performance – 20 Points
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	<ul style="list-style-type: none"> Total: 100
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable to the HOPWA Program- see CDBG section.</p>
<p>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)</p>	<p>Not applicable to the HOPWA Program- see ESG section.</p>

<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>For PY 2023 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"> • Nutritional Services • Day care • Case Management • Mental Health • Medical services • Permanent housing costs • Any supportive service combined with housing <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>Describe how resources will be allocated among funding categories.</p>	<p>The HOPWA Program funds will be distributed in the following categories:</p> <ul style="list-style-type: none"> • Administrative Activities: 10% • TBRA Activities and related: 33% • Housing related Activities: 37% • Supportive Services Activities: 20% <p>The final distribution by individual activity is:</p> <ul style="list-style-type: none"> • Administration Salud \$78,813 • Administration San Juan \$178,380 • TBRA \$838,997 • Delivery Cost TBRA \$33,732 • Operation Costs Transitional Housing and STRMU \$973,135 • Supportive Services \$524,047
<p>Describe threshold factors and grant size limits.</p>	<p>No grant size limits are established for the HOPWA Program funds distribution.</p>

	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The following are the HOPWA Program Outcome Measures:</p> <ul style="list-style-type: none"> • Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family - 70 Households • Tenant-based rental assistance - 132 Households • Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds - 80 housing units • Transitional short-term housing facilities developed, leased, or operated with HOPWA funds – 160 Households • Supportive Services – 465 Households
5	<p>State Program Name:</p>	<p>Housing Trust Fund</p>
	<p>Funding Sources:</p>	<p>HTF</p>

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The PRHFA received \$2,037,321.90 in HTF funds for PY 2023. The resources will be allocated for Multifamily Rental New Construction/Rehabilitation. The funds will be distributed as follow:</p> <p>GRANT FUNDS BY ACTIVITY ALLOCATION FOR PY 2023:</p> <p>Assigned Budget: \$2,037,321.90</p> <p>Distribution by Category:</p> <ul style="list-style-type: none"> • State Administration \$203,732.19 • Multifamily Rental New Construction/Rehabilitation \$1,833,589.71 <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 that will be published by the PRHFA.</p> <p>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 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 (competitive process). 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>
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	<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>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>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.</p> <p>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 criteria guidelines 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>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable to the HTF Program- see CDBG section.</p>

<p>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)</p>	<p>Not applicable to the HTF Program- see ESG section.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable to the HTF Program- see HOPWA section.</p>

<p>Describe how resources will be allocated among funding categories.</p>	<p>The HTF Program funds will be distributed in the following categories: Distribution of HTF Funds</p> <ul style="list-style-type: none"> • Multifamily Rental New Construction or Rehabilitation \$1,833,589.71- 90% • Administration \$203,732.19- 10% • Total \$2,037,321.90 -100% <p>The HTF resources will be allocated for particular projects that serve HTF tenant population; these could include special needs population.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>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 2023 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>

What are the outcome measures expected as a result of the method of distribution?	The following are the HTF Program Outcome Measures: Multifamily Rental Dev. \$1,833,589.66– A total of 23 housing units (including funds from previous years).
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Discussion:

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

ESG Disaster Funding Policy

The Department of the Family seeks to be a strong partner to local geographies affected by natural disasters and health emergencies, such as COVID-19. In these situations, the DF will leverage all resources under its purview to provide support to vulnerable homeless clients. The ESG funding awarded to Puerto Rico is one of the resources that the DF may use to support homeless people impacted by natural disasters.

In order to provide flexible and meaningful support, the DF reserves the right to focus funding awarded under previous years grants and corresponding eligible component types to the most impacted areas. In these situations, the DF may make targeted grant sub awards to subrecipients that are governments and/or nonprofits. These awards may be used to address direct deficits to existing programs, comply with local preparedness needs and requirements, provide temporary support to expand shelter/program occupancy or fund a new activity such as street outreach or case management that can be utilized to move new and existing clients into permanent housing. The DF may also make strategic awards to renovate shelters damaged by the disaster. All activity that may be funded must still align with regulations that govern the Emergency Solutions Grant and with the local policies and procedures.

The DF will temporarily modify its traditional rating and ranking process to award funding to areas of the Commonwealth experiencing disasters. The modification of the traditional rating and ranking process serves two purposes. First, it acknowledges that areas affected by disasters may not have the bandwidth to put forward applications. Second, it allows funding to be focused on the areas where it is most needed and will have the greatest impact.

AP-35 Projects – (Optional)

Introduction:

Project-level detail will be included once subrecipients develop their activities.

During FY 2023, CDBG-DR funds will be disbursed to prioritize the following activities: Housing, Economic Development Activities, Public Services, Public improvements, Homebuyer Assistance. The estimated disbursement for the next fiscal year is \$2,480,000,000. Links to the CDBG-DR Action Plans:

<https://cdbg-dr.pr.gov/en/download/action-plan-amendment-10-nonsubstantial-effective-on-february-16-2023/>

<https://cdbg-dr.pr.gov/en/power-grid-action-plan/>

CDBG-MIT funds will be disbursed to prioritize Housing activities. The estimated disbursement for the next fiscal year is \$289,800,000. Link to the CDBG-MIT Action Plan:

<https://cdbg-dr.pr.gov/en/download/cdbg-dr-action-plan-amendment-1-substantial-for-the-electrical-systems-enhancements-draft-for-public-comments-from-november-16-to-december-16-2022/>

#	Project Name

Table 9 – Project Information

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

As previously described, the reasons for allocation priorities during the PY 2023 Annual Action Plan are based on the information obtained through citizen participation and consultation process and the Consolidated Plan Needs Assessment analysis. The assessment resulted in the need of affordable housing activities to address the needs of the low- and moderate-income persons and in the investment of available funding in activities toward the needs of non-housing community improvement projects.

Also, homeless housing and supportive services actions and public service activities to address the needs of the special needs population groups were among the community priority needs resulted from the evaluation and analysis process undertaken.

In terms of any obstacles to addressing the needs of the underserved population still the lack of sufficient available resources to address the needs of the described population continues to be the main obstacle that the State and local government units face in a daily basis.

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Esti and tha fro acti
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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 2023- \$111,927,530

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

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 2023.
- 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 (2017-2021) shows that 98.8% of the statewide population are from hispanic or latino origins and that from this percentage, 96.7% percentage are from Puerto Rican origins.

For more details go to the Appendix area.

Geographic Distribution

Target Area	Percentage of Funds
CDBG- Non-entitlement communities	51
Statewide	49

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As previously presented in the Annual Action Plan, the projects included for the PY 2023 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 2023 Annual Action Plan:

One Year Goals for the Number of Households to be Supported	
Homeless	2,560
Non-Homeless	2,000
Special-Needs	442
Total	5,002

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	104
The Production of New Units	0
Rehab of Existing Units	24
Acquisition of Existing Units	36
Total	164

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion:

ESG 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 federal regulations. 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.

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 program's 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 these 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 will allocate funds for homeless prevention and rapid rehousing activities;
- 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.

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 for 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 and a contraction of the economy. The economy of Puerto Rico is 24% smaller than that of 2006, when the recession started. 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 maximizing 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 2023.

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

No CPD funded activity will exclusively serve Public Housing projects. Nevertheless, the local public policy service strategy includes public housing population among the service delivery groups that could

benefits of public services and community development activities contained in this plan.

Various activities included in the 2023 action plan can benefit the public housing residents, among them:

CDBG

Public Services activities

- Security
- Health
- Prevention
- Education
- Energy conservation
- Services to homeless
- Services to veterans

Public Facilities

- Park and recreational facilities
- Parking lots
- Community centers and/or technological
- Facilities for special populations (elderly, people with disabilities, Youth, childcare, homeless,

people with HIV / AIDS, battered people)

- Health facilities
- Any other facility eligible according to HUD regulations (see 24 CFR 570.201-570.202).

Infrastructure

- Re-pavement of Municipal roads
- Streets, sidewalks, curbs, walls of containment or gabions
- Water projects (rain systems, sewer or system sanitary and other activities related)
- Efficiency energetic projects or renewable energy
- Water collection systems
- Mitigation projects

Economic development activities

- Assistance to micro-enterprises

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 2023:

- Initiatives to increase the inventory of public housing units for an increasing demand.
- Initiatives to ensure access of the elderly to housing opportunities.
- Redevelopment of projects based on sustainable community standards.
- Rehabilitation of vacant units that are not available for occupancy.
- Economic Self-Sufficiency Program - 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.
- Social Self-Sufficiency / Support Program focused on improving the quality of life of residents through different activities related to arts, environmental conservation, education, sports, technological educational centers, housing assistance for the elderly, service fairs, among others.
- Continuing development of technology education centers (TECs) - To provide residents with the opportunity to be assisted by residents the opportunity to be assisted by current technology. In addition, to foster the integral development of residents from early childhood through adulthood.

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 to achieve resident engagement and community leadership within the housing projects. Through the engagement of the residents, the PR-PHA and the Private Administrators are able to understand the residents' views, particularly community needs and assets and how the residents understand that socio-economic improvements can be achieved.

As per the participation of homeownership actions, the PR PHA will continue to promote affordable housing opportunities to low-income homeless individuals and/or families and other vulnerable populations. Part of the Section 8 Program's initiative is to promote the independence of assisted families through the Family Self-Sufficiency (FSS), Family Unification and Homeownership programs.

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

provided or other assistance

Does not apply. The PHA is not designated as troubled.

Discussion:

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

Introduction

The PR-State strategy behind the homeless initiative consists of 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 last Point in Time Census (PIT) 2022 there are 2,215 homeless persons in Puerto Rico; seventy-eight percent (78%) are unsheltered, and twelve point four percent (12.4%) are considered chronic homeless. Seventy nine percent (75.8%) of the homeless population are men, while twenty two point two percent (22.2%) are women. Homeless individuals are mainly located within the municipalities of San Juan, Ponce, Arecibo, Caguas, Mayagüez, Guayama, Bayamón, Vega Baja, Guaynabo, Humacao, and Aguadilla. Based on the data from the Puerto Rico Department of the Family, PR Government ESG Grantee will continue supporting the outreach, engagement, intake and initial assessment services to unsheltered persons activities that local governments and nonprofit organizations undertake during the PY 2023. 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 within our subrecipients the need to reduce the number of homeless individuals and families, the ESG program established a standard stipulating that street outreach activities must include the case management component to assure that services are focused not only on satisfying the basic needs, but also on stabilizing the physical and emotional state of individuals and placing them 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 PRDF is very committed on

increasing the number of individuals served under this category and reducing 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 with high demand for these services.

Finally, the PRDF will continue supporting low-barriers emergency shelters, particularly only projects with 70% 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, (Act 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 the last PIT 2022 only twenty-two (22%) of the homeless are sheltered. To increase the number of persons who are placed in emergency shelters, this PY2023 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 seventy (70%) 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 on 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

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.

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

The State is committed to provide the necessary assistance to quickly locate homeless individuals and families in permanent housing; and prevent individuals and families from becoming homeless. Based on that goal, funds will be allocated 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 per federal 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.

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.

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	70
Tenant-based rental assistance	132
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	160
Total	442

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 polices 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 2023, 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 Action 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 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 primary 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 permit process and land use policies that will allow the promotion of activities to facilitate affordable housing initiatives around the Island.

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 which are granted 15% in additional funding. Based on their local knowledge, these units of local government decide the activities they want to support.

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's economic development vision.

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, CDBG 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 be transitioning to the job market;
- Continue educating regarding other opportunities and programs targeted to address poverty, such as the CDBG-DR Workforce Capacity Program which is intended to help unemployed and

underemployed residents find employment commensurate with their job training in skill areas related to recovery efforts.

- 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 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.

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	258,803
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
Total Program Income:	258,803

Other CDBG Requirements

1. The amount of urgent need activities	300,000
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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 **PRFHA** will determine which type of provision to use with CHDO's. Such determination will be included in the written agreement with the CHDO's.

For more information go to Appendix.

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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

**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. An addendum considering

ESG-CV, is also included.

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 PRCoC-502 uses a comprehensive coordination of the services available throughout 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 offer services conducive to obtaining housing. The CE is a hybrid since it has an easy-access office with the following hours of operation: Monday through Friday from 8:00AM to 8:00PM, 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 Entrada" is also implemented. The CES uses a comprehensive coordination of the services available throughout 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:

As required by federal regulations, the PR-502 CoC has one chair on its board reserved for representatives of the homeless population, or individuals who have experienced homelessness. In addition, the CoC has a separate committee formed by formerly homeless individuals.

The PR-503 CoC has two chairs for 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 2022 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. (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.

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.

See Appendix for details of 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; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

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”.

Not Applicable.

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”.

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.

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.

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:

Attachments

Citizen Participation Comments



OFICINA NACIONAL DE TRANSPARENCIA Y ACCESO A LA INFORMACIÓN PÚBLICA

AVISO PÚBLICO DE LICITACIÓN PARA LA CONTRATACIÓN DE SERVICIOS DE CONSULTORÍA PARA EL DISEÑO DE UN PLAN DE ACCIÓN DE TRANSPARENCIA Y ACCESO A LA INFORMACIÓN PÚBLICA

El Departamento de Planeación y Presupuesto del Poder Judicial de la Federación (DPPJF) tiene el honor de anunciar que se encuentra en proceso de licitación para la contratación de servicios de consultoría para el diseño de un plan de acción de transparencia y acceso a la información pública.

El interesado debe cumplir con los requisitos establecidos en el presente aviso y presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

Table with 3 columns: Descripción de los servicios, Cantidad, and Precio unitario. Includes items like 'Servicio de consultoría para el diseño de un plan de acción de transparencia y acceso a la información pública'.

El precio de los servicios de licitación se expresará en pesos mexicanos y deberá ser el precio de contado, incluyendo todos los impuestos y honorarios.

- 1. El licitante debe ser una persona física o moral que sea mexicana y que no esté inhabilitada para contratar con el Poder Judicial de la Federación.
- 2. El licitante debe ser una persona que no esté inhabilitada para contratar con el Poder Judicial de la Federación.

El licitante debe presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

El licitante debe presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

Table with 2 columns: Descripción de los servicios, and Precio unitario. Includes items like 'Servicio de consultoría para el diseño de un plan de acción de transparencia y acceso a la información pública'.

El licitante debe presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

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aviso público

Table with 2 columns: Descripción de los servicios, and Precio unitario. Includes items like 'Servicio de consultoría para el diseño de un plan de acción de transparencia y acceso a la información pública'.

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El precio de los servicios de licitación se expresará en pesos mexicanos y deberá ser el precio de contado, incluyendo todos los impuestos y honorarios.

El licitante debe presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

El licitante debe presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

El licitante debe presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

El licitante debe presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

El licitante debe presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

El licitante debe presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

El licitante debe presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

El licitante debe presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

El licitante debe presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

El licitante debe presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

El licitante debe presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

El licitante debe presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

El licitante debe presentar su propuesta técnica y económica en el día y hora que se indica a continuación.

Las personas que deseen solicitar el presente contrato de arrendamiento, deberán dirigirse a la oficina de la Gerencia de Inmuebles y Servicios, ubicada en la calle 100 y 101, entre las calles 102 y 103, de la ciudad de Bogotá, D.C., en el horario de oficina.

El presente contrato de arrendamiento se celebrará en Bogotá, D.C., a los 15 días del mes de mayo del año 2013.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

Concepto	Valor	Porcentaje	Valor
Canon de arrendamiento	1.000.000,00	100%	1.000.000,00
Impuesto de registro	100.000,00	10%	100.000,00
Impuesto de timbule	100.000,00	10%	100.000,00
Total	1.200.000,00		1.200.000,00

El presente contrato de arrendamiento se celebró en Bogotá, D.C., a los 15 días del mes de mayo del año 2013.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

Gerencia de Inmuebles y Servicios
Calle 100 y 101, entre las calles 102 y 103, Bogotá, D.C.

El presente contrato de arrendamiento se celebró en Bogotá, D.C., a los 15 días del mes de mayo del año 2013.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

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El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

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El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

Concepto	Valor
Canon de arrendamiento	1.000.000,00
Impuesto de registro	100.000,00
Impuesto de timbule	100.000,00
Total	1.200.000,00

El presente contrato de arrendamiento se celebró en Bogotá, D.C., a los 15 días del mes de mayo del año 2013.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.

[Firma]
Gerente de Inmuebles y Servicios

VIVENDA

El arrendatario se obliga a pagar el canon de arrendamiento de acuerdo con el cronograma de pagos que se encuentra anexo al presente contrato.



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LISTA DE ASISTENCIA DE ALCALDES Y JEFES DE AGENCIAS

CONCEJALDIA/AGENCIA	NOMBRE	CORREO ELECTRONICO	FIRMA	
79	Apto. Familia	Rafael E. Vargas Ortiz	rafael.vargas@familia.pr.gov	Rafael E. Vargas Ortiz
80	Depto Familia	Liz Mónica Landrey	lhambray@familia.pr.gov	Liz Mónica Landrey
81				
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	NOMBRE	CORREO ELECTRONICO	MUNICIPIO	DIVISION O ENTIDAD QUE REPRESENTA	FIRMA
1	Vilmarie Albertorio Rivera	valbertorio@vivienda.pr.gov	Dept. Vivienda	Monitoria	[Signature]
2	Maurice Calderin Alvar	mcalderin@vivienda.pr.gov	Dept. Vivienda	Monitoria	[Signature]
3	Gabriel Meléndez Guadalupe	gmelendez@vivienda.pr.gov	Dept. Vivienda	Monitoria	[Signature]
4	Angelly Santiago Figueroa	asantiago@vivienda.pr.gov	Dept. Vivienda	Analista	[Signature]
5	Marisella Dlan González	Madiar@vivienda.pr.gov	Dept. Vivienda	Ofticista II	[Signature]
6	Hilda Betty Cruz	hcruz@vivienda.pr.gov	Dept. Vivienda	Supervisor	[Signature]
7	Luz M. Silva	Lsilva@vivienda.pr.gov	Depdo. Vivienda	monitoria	[Signature]



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8	Nydia E. Gonzalez Zolani	nagonzalez@vivienda.pr.gov	Depto. de la Vivienda	Programas Federales CDBG	Nydia E. Gonzalez Zolani
9	Ramon A. Reyes Lott	ramon.reyes@salud.pr.gov	Dpto de Salud	Programa HOPWA	Ramon A. Reyes Lott
10	Noemi Padilla Rivera	npadilla@vivienda.pr.gov	Dpto de la Vivienda	Programas Federales CDBG	Noemi Padilla Rivera
11	Angel R. Suarez Torres	artorres@vivienda.pr.gov	Depto. de la Vivienda	Monitoria	Angel R. Suarez Torres
12	Yolanda Barroso Lopez	ybarroso27@gmail.com	Bayamón	Hogar Días es Nuestro Hogar	Yolanda Barroso Lopez
13	Norma Triana Rodriguez	"	Bayamón	Hogar Días es Nuestro Hogar	Norma Triana Rodriguez
14	Sara Robles	villalba@municipalities@fedmail.com	Villalba	Prog. Federales	Sara Robles



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15	José Luis Pérez		V. Yaboa	Transporte Colectivo	José Luis Pérez
16	Diana Arecedo	lavivienda.pr.gov	CDBG-DV	Prog. Federal	Diana Arecedo
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19	Lisamir Figueroa Lopez	lfigueroa@ciudadhealth.com	Toa Alta	Prog. Federales	Lisamir Figueroa Lopez
20	Obell Soto	obell@itacon.com	Ischua	Proveedor	Obell Soto
21	Sandra León	federales@maunabo.pr.gov	Maunabo	Programa Federales	Sandra León



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22	Lourdes Rodriguez	lrodriguez@mayaguezpr.gov	Municipio Mayaguez	Adm. Municipal	[Signature]
23	Zulma Rivera	zrivera@aguda.gov.pr puerto.ric.pr	Municipio Aguada	Prog. Federales	[Signature]
24	Hector Sanjurjo	hebr.sanjurjo@coama. servicios.consultivos.pr	Municipio Cosmo Varios.	Prog. Federales Asesoria	[Signature]
25	Iris M. Carrasquillo	icarrasquillo@gmail.com			[Signature]
26	Angel L. Laguna	angel.l.laguna@sanjuan.pr.gov	Municipio San Juan	Banko Federales	[Signature]
27	Yvette Del Valle Slo	ydelvalle@municipio.loiza.net	Municipio Loiza	Programas Federales	[Signature]
28	Edurne Rosado Garcia	edurne.rosado@gmail.com	Municipio de Hato	Programas Federales	[Signature]



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29	José A. Veloz Pizar	joseveloz@municipio.de.hato.ric.com	Hato	Programas Federales	[Signature]
x 30	Dany E. Rodríguez Losas	d.rodriguez.viviendama.ara@gmail.com	Mayaguez	Prog. Fed. Vivienda	[Signature]
31	Saad Rivera Vera	saerivera@guaynabocity.gov.pr	Guaynabo	Prog. Federales	[Signature]
x 32	Taina Quiñones	tquinones@bayamon.pr.gov	Bayamón	Prog. Fondos Federales	[Signature]
33	Eliás Oquendo	elias.oquendo@vegaalta.pr.gov	Vega Alta	Programas Federales	[Signature]
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35	Millie Marcum	mmarcum@icloud.com	Las Piedras, Santa Rosa de Virena, Cataño, San Juan	Asesoría CDBG	[Signature]



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36	Anthony Chris Seto	acaaceras@guaynabopr.com	Guaynabo	Programa Federales	<i>[Signature]</i>
37	Angie Díaz González	angiediaz@familia.pr.gov	San Juan Central - DF	DF	<i>[Signature]</i>
38	Yamara Urejas	Yurejas@familia.pr.gov	SS	Programa - ESG	<i>[Signature]</i>
39	Hector Pagot	hectorpagot@yahoo.com	La Perla de Gran Pasa.		<i>[Signature]</i>
40	Brenda Casanova Ortiz	bcasanova@municipioguaynabo.gov.pr	Naguabo	Prog. Federales	<i>[Signature]</i>
41	Linetta Vélez Rodríguez	evalez@vivienda.pr.gov	Apt. Vivienda		<i>[Signature]</i>
42	Yarida Oppenheimer	Yarida.Oppenheimer@gmail.com	Salinas	Programa Federales	<i>[Signature]</i>



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43	Nilsa M. Baccetich	prosfed.salinas@gmail.com	Salinas	Prog. Federales	<i>[Signature]</i>
44	Lilian M. Meléndez	lmelendez.federalesdrocovi@gmail.com	Drocovis	Prog.s. Federales	<i>[Signature]</i>
45	Ivelisse Domínguez	ivelisse.federales@gmail.com	Orocovis	Ayuda al Ciudadano	<i>[Signature]</i>
46	Fabrizio Nigri	fabrizio@yahoo.com	Orocovis	Afiliado Administrador	<i>[Signature]</i>
47	Kayetha Banks	KBanks@fcomerica@gmail.com	Comerica	Prog. Federales	<i>[Signature]</i>
48	Wilmary Nisany Lujan	wnisany@sanjuan.pr	San Juan	SDJ WA	<i>[Signature]</i>
49	Yemilet Casiano Stgo	ycasiano.guaynabo@gmail.com	Guaynabo	Prog. Federales	<i>[Signature]</i>



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50	Dany Núñez	federales.vivienda.guaynabo@outlook.com	Guaynabo	Prog. Fed	<i>Dany Núñez</i>
51	Juan Moranel	imoranel@guaynabo.org	Caguas	Guaynabo	<i>Juan Moranel</i>
52	José P. Morcira	jmorcira@fajedopr.org	Fajardo	Prog. Fed. UCLL	<i>José P. Morcira</i>
53	Wilma L. Torres	programas.federalesms@gmail.com	Santa Isabel	Prog. Federales	<i>Wilma L. Torres</i>
54	Ariel Aguina Font	contadepfederales@equal.com	Sta. Isabel	Prog. Federales	<i>Ariel Aguina Font</i>
55	Wilmaris Vázquez Pabón	wvp.contablecdbg@gmail.com	Utuado	Programas Federales	<i>Wilmaris Vázquez Pabón</i>
56	Ysela Camacho Coronado	ccr1211.06@gmail.com	Utahado	Prog. Federales	<i>Ysela Camacho Coronado</i>



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* 57	Ivonne M. Vega	ivega@sanjospr.org	Caguas Corp. SANJOS	SANJOS	<i>Ivonne M. Vega</i>
58	Gilberto Perys	gilbertoperys@hogaralbuenpartido.org grayer07@gmail.com	San Juan	Hogar del Buen Partido	<i>Gilberto Perys</i>
59	Javier Tejada	javier.e.tejada@afv.pr.gov	Estrella	AFV	<i>Javier Tejada</i>
60	Myma L. Moran	mmoran@carovanaspr.com	Municipio Caróvanas	Recursos Externos	<i>Myma L. Moran</i>
61	Ana M. Conrada Márquez	ana.conrada@afv.pr.gov	AFV	Multifamiliares	<i>Ana M. Conrada Márquez</i>
62	Frank L. Ferrer	fferrer@teenchallengepr.org	Teen Challenge de P.R. Bayamón		<i>Frank L. Ferrer</i>
63	Pablo Collazo Cortés	pablo.collazo@vegaalta.pr.gov	Vega Alta	Depto. Planificación	<i>Pablo Collazo Cortés</i>



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64	Arcelis Norals	myra.cor.p@gmail.com	Municipio de Ponce	consultora	[Signature]
65	Mabel Centeno Rosa	mabel.centeno@borado2025.com	Dorado	Prog. Federales	Mabel Centeno Rosa
66	Josef Pons	jpons@sanjuan.pr	San Juan	HOOPA	[Signature]
67	Anel Soto-Trinity	Federales@pr.gov	Morovis	Prog. Federales	[Signature]
68	Hector L. Rosado Cilleri	hrosado@vecebojico.gov.pr	Vieques	Prog. Federales	[Signature]
69	Jonathan Castillo	castillojoseph@guia.pr	Consuelo	Prog. Federales	[Signature]
70	Nannette Rodriguez	nannarodriguez@catano.pr.gov	Cataño	of. Alcalde	[Signature]



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71	Carlos Flores	cflores@catano.pr.gov	Cataño	Prog. Federales	[Signature]
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74	Erika Laracuente	erikalaracuente@barceloneta.pr.gov	Barceloneta	Prog. Fed.	[Signature]
75	Rita Q. Rivera Ozmin	rrivera@barceloneta.pr.gov	Barceloneta	Prog. Fed.	[Signature]
76	Berenice Y. Reyes Machado	breyes@barceloneta.pr.gov	Barceloneta	Prog. Federales	[Signature]
77	Miriam Motos Rodriguez	mmotos@hornigueros.pr.com	Hornigueros	Prog. Federales	[Signature]



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78	Yislaine Pardo	ypardo@hormiguerospr.com	Hormigueros	Programas Federales	YIP
79	Milegras Vázquez Flaca	progfederales@hormiguerospr.com	Hormigueros	Programas Federales CDAG	Milegras Vázquez Flaca
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81	Jacqueline Rodríguez Torres	jrodriguezlayas@gmail.com	Lajas	Programas Federales	Jacqueline Rodríguez Torres
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GOBIERNO DE PUERTO RICO
VISTA PUBLICA
 PLAN DE ACCION ANUAL 2023 DE VIVIENDA
 Y DESARROLLO COMUNAL DEL ESTADO
 MARTES, 28 DE FEBRERO DE 2023 - 8:00 AM
 CENTRO CULTURAL YOLANDA GUERRERO
 #57 CALLE ARBOLOTE, GUAYNABO, PUERTO RICO



LISTA DE ASISTENCIA PUBLICO EN GENERAL Y MUNICIPIOS

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VISTA PUBLICA

PLAN DE ACCION ANUAL 2023 DE VIVIENDA Y
DESARROLLO COMUNAL DEL ESTADO

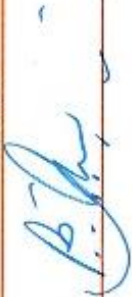

MARTES, 28 DE FEBRERO DE 2023 - 8:00 AM

CENTRO CULTURAL YOLANDA GUERRERO

#57 CALLE ALBOLOTE, GUAYNABO, PUERTO RICO

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5		
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REGISTRO DE DEPONENTES

PY 2023 Annual Action Plan Puerto Rico

APPENDIX

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Action Plan 2023 Additional information

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

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 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 the participation of CHDOs
- 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.

In terms of CDBG-DR 2017 and CDBG-MIT, During the Strategic Planning Period 2020-2024, the PRDOH will continue revitalizing downtown areas through the City Revitalization Program, providing assistance to homeowners to repair or rebuild their homes, and increasing homeownership rates through the Homebuyer Assistance Program. PRDOH will also continue to promote economic development

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opportunities by providing assistance to Small Businesses under the Small Business Financing Program. Through the CDBG-MIT funds the PRDOH will begin to install solar panels in households to promote energy efficiency and stability. As well, launched programs will begin long-term planning and risk mitigation activities.

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

The goal of the Housing Trust Fund is to provide decent affordable housing to low-income and very low-income households and individuals.

The specific goals and other summary information for the PY 2023 is presented in the following table.

Goal	Category	Geographic Area	Needs Addressed	Funding	
Provide Decent Housing	Homeless	Statewide	Chronic Homeless	ESG:	\$2,865,794
	Start Year: 2020	End Year: 2024	Outcome: Availability/accessibility	Objective: Provide decent affordable housing	
	Description: Street outreach, supportive services and emergency shelter.				
	Goal Outcome Indicator	Quantity	UoM		
	Homeless Person Overnight Shelter	2,560	Persons Assisted		
Provide Decent Housing (B)	Homeless	Statewide	Homelessness Prevention	ESG:	\$599,382
				HOME:	\$0.00
	Start Year: 2020	End Year: 2024	Outcome: Availability/accessibility	Objective: Provide decent affordable housing	
	Description: ESG program: Provide homeless prevention and rapid rehousing assistance. 2000 total HOME program: Provide tenant-based rental/rapid rehousing. 36 total.				

	Goal Outcome Indicator	Quantity	UoM		
	Tenant-based rental assistance / Rapid Rehousing	2,000	Households Assisted		
Provide Decent Housing (C)					
	Affordable Housing Non-Homeless Special Needs	Statewide	Housing	HOPWA:	\$2,627,104
	Start Year: 2020	End Year: 2024	Outcome: Availability/accessibility	Objective: Provide decent affordable housing	
	Description: Provides housing assistance and supportive services to HIV population.				
	Goal Outcome Indicator	Quantity	UoM		
	HIV/AIDS Housing Operations	442	Household Housing Unit		
	Other	465	Other		
Create Suitable Living Environments					
	Non-Housing Community Development	CDBG- Non-entitlement communities	Non-housing Community Development- Public improvement Non-housing Community Development- Public Services	CDBG:	\$2,584,247
	Start Year: 2020	End Year: 2024	Outcome: Availability/accessibility	Objective: Create suitable living environments	
	Description: Social needs (public service).				
	Goal Outcome Indicator	Quantity	UoM		

	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	540	Persons Assisted		
Create Suitable Living Environments (B)	Non-Housing Community Development	CDBG- Non-entitlement communities	Non-housing Community Development- Public Facilities	CDBG :	\$17,262,535
			Non-housing Community Development- Public improvement		
	Start Year: 2020	End Year: 2024	Outcome: Availability/accessibility	Objective: Create suitable living environments	
	Description: Community Development (Infrastructure and public facilities) Infrastructure for disaster recovery.				
	Goal Outcome Indicator	Quantity	UoM		
	Other	191,400	Other		
Provide Decent Housing (D)	Affordable Housing	CDBG- Non-entitlement communities Statewide	Housing	CDBG :	\$2,113,808
				HOME :	
	Start Year: 2020	End Year: 2024	Outcome: Affordability	Objective: Provide decent affordable housing	
	Description: Rehabilitation of units.				
Goal Outcome Indicator	Quantity	UoM			

	Homeowner Housing Rehabilitated		Household Unit	Housing		
	Homeowner Housing Added	14	Household Unit	Housing		
Expand Economic Opportunity	Other	CDBG- Non-entitlement communities	Non-housing Development- Dev	Community Economic	CDBG :	\$124,916
	Start Year: 2020	End Year: 2024	Outcome: Availability/accessibility	Objective: Create economic opportunities		
	Description: Economic Development.					
	Goal Outcome Indicator	Quantity	UoM			
	Jobs created/retained	6	Jobs			
	Businesses assisted	3	Businesses Assisted			
Emergency Relief	Non-Housing Community Development	CDBG- Non-entitlement communities			CDBG :	\$300,000
	Start Year: 2020	End Year: 2024	Outcome: Availability/accessibility	Objective: Create suitable living environments		
	Description: Emergency Relief.					
	Goal Outcome Indicator	Quantity	UoM			
	Other	300	Other			
Provide Decent Housing (E)	Affordable Housing	Statewide	Housing		HOME:	\$0.00
	Start Year: 2020	End Year: 2024	Outcome:	Objective:		

			Affordability	Provide decent affordable housing
Description: Down payment and closing costs assistance, direct assistance.				
Goal Outcome Indicator	Quantity	UoM		
Homeowner Housing Added	14	Household Unit	Housing	
Provide Decent Housing (F)				
Affordable Housing		Housing	HOME:	\$14,800,052
			HTF:	\$1,833,590
Start Year: 2020	End Year: 2024	Outcome: Affordability	Objective: Provide decent affordable housing	
Description: Rehabilitation and production of rental housing.				
Goal Outcome Indicator	Quantity	UoM		
Rental units constructed rehabilitated	80	HOME - Household	Household Housing Unit	
Rental units constructed or rehabilitated	23	HTF - Household	Household Housing Unit	

Goals

The rationale of the Goals, and activities of the plan was based on the results of the needs assessment, which in general, found the following:

1. Puerto Rico's economy experienced a prolonged recession that lasted 16 years and shrank the economy by 22%. This economic performance responded primarily to distortions related to the elimination of the federal tax incentives to multinational corporations in manufacturing, the housing bubble implosion, the bankruptcy of the Commonwealth of Puerto Rico, and, more recently, the impact of natural events (e.g., hurricanes Irma and María, earthquakes in the southwestern region of the island, and more recently, the Covid-19 economic lockdown).
2. Because of the reduction in fixed investment and consumer spending, real GNP fell, on average, 2.0% from 2006-2021. However, the initial disbursement of more than \$10 billion in

insurance claims payments and FEMA's disbursement of post-hurricane Maria recovery funding reversed this trend. By the fiscal year 2019, real GNP rose 2.1% annually, yet red tape on the disbursement of federal reconstruction funding and the lockdown implemented by the government to curb the spread of COVID-19 early in 2020 affected the economic recovery.

3. In 2021 real GNP growth rose 1.0% annually compared to a 3.2% contraction in the previous year driven by a surge in personal consumption expenditure in durable goods was supported by \$10 billion in income support funding from CARES Act, the gradual reopening of the economy, and the easing of business restriction.
4. Puerto Rico's economy gradually recovered from the initial setback from the lockdown restrictions imposed by the government in the first quarter of 2020 to curb the spread of Covid-19. So far, Puerto Rico's economic conditions show improvements in key segments.
5. Labor market conditions continued improving with nonagricultural employment reaching 939,500 in January 2023, above the 925,604 average nonfarm jobs for 2006 and the non-seasonally adjusted unemployment rate reaching an all-time low of 5.9% in January 2023 compared to 9.1% in January 2021 and a 12.1% average in 2006-2021.
6. The inflation rate (annual growth in the consumer price index) spiraled from 0.1% in January 2021 to 7.2% in June 2022. However, in recent months, it has moderated to 5.8% in February 2023 as some external factors affecting global prices stabilized.
7. At the consumer spending level, retail sales dropped 1.4% in 2020 but quickly recover in 2021, reaching 36,777 million (i.e., 21.8% YoY). In 2022 retail sales grew at an annual rate of 2% surprising sales in 2021. Moreover, cumulative sales in January 2023 are 3.8% higher when compared to the previous year during the same period.
8. According to the Index of Economic Activity published by the Puerto Rico Economic Development Bank (EDB), economic activity peaked at 10.3% in June 2021 but slowed to 1.5% in August 2022 and declined by 2.3% during September-November. However, growth in nonfarm economic in the sale of cement stabilized this trend with the economic activity growing at 0.6% annually in December.
9. The greatest need is among low- and moderate-income households, according to the most recent Comprehensive Housing Affordability Strategy data (CHAS 2015-2019), out of a total of 1,192,655 households in Puerto Rico, 45.3% or 540,300 are considered low- and moderate-income households for having an income below 80% of the HUD adjusted Median Family Income (HAMFI). A total of 219,305 are in the 0-30% HAMFI range, representing close to one fifth of the total households (18.4%).
10. Puerto Rico has experienced a demographic transformation. The elderly population, those 65+, has experience a consistent increase, while persons with ages below 54 years old are declining. According to the most recent data from the American Community Survey, 36% of the population is composed of persons 55+. The number of children is declining at the fastest rate.
11. Elderly households living alone are those who are more vulnerable given that more than 175,000 have an independent living difficulty, of which 33%, or approximately 58,000, are estimated to be low- and moderate-income households.

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12. During the most recent Point in Time Survey conducted in the Island (2022), a total of 2,215 homeless persons were identified, experiencing homelessness on a given night, of which 7.6% were families. Median age of persons counted is 48 years old and the majority are men (75.8%). Almost 8 out of every 10 homeless persons (78%), identified in the count are unsheltered, a proportion that has been increasing during the past years; while 72.3% suffer from chronic substance abuse, have a mental health condition or has a physical condition. Of persons counted, 9.5% have been victims of domestic violence (an increase when compared to 2019 data), and 6.3% have an HIV positive diagnosis, a proportion similar to the one found in 2019.
13. In addition to the homeless population, other groups also require support services. These groups include: persons with HIV/AIDS, persons living in poverty, the elderly population, victims of domestic violence, and people with drug addiction problems.
14. Domestic violence constitutes one of the most serious and complex problems affecting Puerto Rican society. The Office of the Ombudsman for Women in Puerto Rico reported a total of 5,192 incidents of gender violence in 2022, and 2,786 domestic violence incidents, according to the Puerto Rico Police Bureau. Among the data on murders due to gender violence, 15 of the 20 cases in 2022 correspond to women. These data show an increase of five female deaths (15) in 2022 compared to 2019 (10). Similarly, these cases have also registered a continuous growth since 2019, when 11 cases were reported compared to the 20 reported in 2022.
15. As of July 31, 2020, a total of 50,223 HIV/AIDS cases have been reported in the Island. Out of these cases, 29,811 persons died, representing a fatality rate of 59% Individuals living with HIV/AIDS and their families present a series of needs related to housing and complimentary services. As of December of 2021, the total number of people with an HIV diagnosis residing in Puerto Rico was 16,617. This implies that For every 100,000 inhabitants of Puerto Rico, 509 have a HIV positive diagnosis. Over one-third of the people with a positive HIV diagnosis reside in the Metropolitan Region. In 2021 only, 402 cases of HIV infection were diagnosed in adults and adolescents, a crude rate of 12.3 new HIV diagnoses by sex at birth per 100,000 inhabitants.
16. Based on this information, needs of special populations include: Shelter and outreach services for homeless population, Chronic homelessness, Substance abuse, Mentally ill, and Victims Domestic Violence, Woman with Children; and prevention and rapid rehousing for persons at risk of becoming homeless.
17. Puerto Rico's socioeconomic condition, particularly its demographic, labor and poverty indicators provide a baseline for determining the needs for public services. This information was complemented by a survey to municipalities, where a total of 28 municipalities participated. According to this survey the priority populations in terms of public services include low- and moderate-income persons, elderly and the homeless population, particularly homeless families and elderly. 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. More recently with the availability of CDBG-CV, municipalities have been

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implementing a wide array of activities, including emergency payments for families (rent, mortgage and utilities).

18. non-entitlement municipalities have many infrastructure needs. Those more frequently mentioned in the survey conducted include: roads improvements, illumination of streets and public areas and water sewage systems. In terms of public facilities, facilities for the elderly were mentioned as a top priority.

3. Evaluation of past performance

This Consolidated Annual Performance Report (CAPER) provides an overview of the progress made during PY 2021, the second year of the Puerto Rico State 2020-2024 Housing and Community Consolidated Plan. During Program Year 2021, 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.

Puerto Rico still encounters problems related to the social and economic repercussions of the COVID-19 pandemic. Even with these challenges, the State has made progress in meeting its 2021 goals and objectives and is moving forward the 5-year goals. The following is a summary of each program performance during program year 2021:

HOPWA Program

The major initiative undertaken during this program year included:

- 1) Completed 12 monitoring Reviews;
- 2) Provided assistance to eligible families under the following programs:
 - a) Tenant Based Rental Assistance to 112 families;
 - b) Short- Term Rental, Mortgage and Utilities to 70 families;
 - c) Transitional Housing to 169 families and;
 - d) Supportive Services to 871 participants.

As per the service activities undertaken in PY 2022, the HOPWA sub-recipients provided short-term rent, mortgage and/or utility assistance payments, supportive services, Tenant-Based Rental Assistance, and other eligible activities to persons living with HIV/AIDS and their families to prevent homelessness. Considering the PRHFA and the MSJ expenses, the twenty-five (25) granted sub-recipients contracts expended 55.39% of the funds delegated to undertake the contracted activities by June 30, 2022. For

funds allocated of Pre-2020 funds the sub-recipients expended 83.26%. HOPWA funds were used to support the following eligible activities:

- **Tenant-Based Rental Assistance (TBRA) Program:** This activity was undertaken by eleven (11) Municipalities. A total of \$849,040.00 was allocated to TBRA, from this total, \$32,656.00 were allocated to delivery costs and \$816,384.00 for direct housing assistance. A total of 112 families benefited from the activity and the total expenses amounted to \$424,578.87, representing 27.64% of the allocated funds and expend a 50.01% of the allocation.
- **Short-Term Rent, Mortgage, and Utilities (STRMU) Assistance Program:** According to data presented by the regional sub-recipients, a total of 70 households were assisted. From the total of assisted households, fifteen (15) households received mortgage assistance payments, seventeen (17) households received mortgage and utility assistance payments, sixteen (16) households received rental assistance payments, one (1) rental and utility assistance and twenty-one (21) received utility assistance only. The amount allocated for this category was \$258,384.00.
- **Supportive Services Program:** Services were provided to 692 households as follow:
 - Supportive Services provided by sub-recipients that also delivered HOPWA housing subsidy assistance, served a total of 100 households. Funds allocated for this service amounted to \$357,506.00.
 - Supportive Services provided by sub-recipients that only provided supportive services, served a total of 692 households. The amount of funds allocated in this type of service was \$640,645.16.
- **Transitional Housing:** A total of 100 household were benefitted through twelve (12) organizations funded for this purpose. The amount allocated for these services was \$710,238.00.

ESG Program

ESG Program During Program year 2021, ESG funds were used to conduct street outreach, provide emergency shelter and rapid rehousing opportunities for homeless persons and homeless prevention activities. The largest proportion of funds were focused on providing outreach services and shelter to persons literally homeless. This is due to the characteristics observed in the 2022 PIT Count, which reflected that out of the 2,535 persons identified the day of the count, 78% were unsheltered.

HOME Program

The HOME program allocated the funds according to the priorities identified in the Strategic Plan to address the housing needs of low- and moderate-income persons. The program addresses both homeownership and rental needs through homebuyer assistance programs, subsidies to developers of multifamily rental projects, rental assistance programs and homeownership rehabilitation for substandard housing. These approaches address housing affordability issues in Puerto Rico, where the median cost of safe and decent housing is considerably higher than the median income of residents and where a substantial amount of substandard housing is present and located in areas affected by environmental risks.

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Housing Trust Fund (HTF)

Similar to the HOME program, the Housing Trust Fund (HTF) promote an improvement in the quality of life for the people with very or extremely low-income families providing funds for the rehabilitation or new construction of multifamily rental projects, which are encountering challenges to find secure and decent housing.

CDBG

CDBG funds were used in accordance with the action plan and were in its majority directed to address the needs of low- and moderate-income persons (see next table). As stated in the Action Plan, and in accordance with local public policy, funds were distributed to non-entitlement municipalities on an equal basis, through a formula allocation, with the exception of the islands of Vieques and Culebra, that received 15% in additional allocation. In terms of the specific activities, the government's fiscal situation, the lack of access to capital and constrained municipal finances have all contributed to placing most CDBG efforts in housing, public service and infrastructure projects. CDBG funds were used specifically to support the following eligible activities:

- **Public facilities and improvements** - A total of 2,743,002 low and income persons received benefit of community development projects aimed to improve living conditions and infrastructure. A total of \$16,493,404.86 was disbursed for this activity.
- **Public services** – A total of 269,804 low and income persons received benefit to attend special needs population. The total disbursed for this activity was \$3,638,112.60.
- **Housing rehabilitation** – As part of strategy to provide decent housing and suitable living environment to low- and moderate-income persons, 1,408 were rehabilitated. The total disbursed for this activity was \$1,048,430.27.

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

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.

ESG

Of the \$3,465,176 expected to be received in ESG funds for the PY 2023, \$3,365,176 will be matched with cash and noncash contributions, in accordance to regulations in the 24 CFR 576.201. To meet this requirement, the Puerto Rico Department of Family requests subrecipients to include evidence of matching contributions as part of the application process. The subrecipients are required to match 100% of their ESG award.

However, in extreme cases, PRDF may also choose to exercise the right to use match forgivingness in the amount of only \$100,000 per grant year. This waiver may be provided to sub-recipients who have difficulty meeting their full match requirement only when providing disaster related services, shelter or housing. It will be at the discretion of PRDF to exercise this waiver and to identify the sub-recipients who may benefit from its execution.

HOME:

The Authority promotes promptness, uniformity, and coherence among the agencies granting permits.

Section 42 of the Internal Revenue Code:

Provides financing by selling tax credits to United Commonwealth's investors.

The product of the sale contributes to creating and preserving rental housing units.

The Federal Tax Credit Program receives nearly \$8.2 million each year, which generates an investment of approximately \$82 millions in Puerto Rico's economy.

Interim Loans for Construction

PRHFA offers financing to construct housing projects for sale or rent. The per unit maximum price is established in the Agency's Financing policies and in procedures approved by the Board of Directors.

The Authority will charge a fee for the interim financing of up to 3% of the line peak amount of the maximum amount approved.

The fee varies depending on the kind of project (new construction or rehabilitation), the per unit sale price, the profit percentage for the developer, whether or not the project is FHA insured, and whether or not the PRHFA will provide a subsidy to buyer families.

The Authority will finance up to 80% of the total development cost (land, site improvement, construction costs, and soft costs).

Direct Loans

To purchase primary residence up to \$200,000.

Act No. 87

Mortgage insurance disbursed by Mortgage Banks.

Subsidy Contracts Administration

The US Department of Housing and Urban Development (HUD) chose the PRHFA to manage the subsidy contracts for 166 Section 8 projects in Puerto Rico. This program monitors project management to ensure the quality of life of residents and the adequate use of federal funds. In addition, the Authority is responsible of making subsidy payments to the project owner, renovating subsidy contracts for projects, approving and processing rent increases, monitoring that any deficiencies found in the projects during physical inspections are corrected, and carrying out administrative audits of the projects each year.

Loans for Multifamily Rental Housing

The Authority provides interim and permanent financing for the development of rental housing projects.

Private Sources

Private developers must demonstrate their financial capability and resources for developing housing projects that involve construction or rehabilitation of units for both rent and sale. Private funds are required as leverage for the commitment of HOME funds. Interim financing should be clear with the banking institution before the commitment of HOME funds.

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Lending institutions contribute to financing affordable housing by providing flexibility on mortgage loans, conventional mortgages, and FHA mortgage insurance.

It is necessary to point out that permanent financing for HOME assisted Homebuyers may be processed through any qualified mortgage institution. The Homebuyer purchase assistance will be granted directly to low-income families.

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

ESG Disaster Funding Policy

The Department of the Family seeks to be a strong partner to local geographies affected by natural disasters and health emergencies, such as COVID-19. In these situations, the DF will leverage all resources under its purview to provide support to vulnerable homeless clients. The ESG funding awarded to Puerto Rico is one of the resources that the DF may use to support homeless people impacted by natural disasters.

In order to provide flexible and meaningful support, the DF reserves the right to focus funding awarded under previous years grants and corresponding eligible component types to the most impacted areas. In these situations, the DF may make targeted grant sub awards to subrecipients that are governments and/or nonprofits. These awards may be used to address direct deficits to existing programs, comply with local preparedness needs and requirements, provide temporary support to expand shelter/program occupancy or fund a new activity such as street outreach or case management that can be utilized to move new and existing clients into permanent housing. The DF may also make strategic awards to renovate shelters damaged by the disaster. All activity that may be funded must still align with regulations that govern the Emergency Solutions Grant and with the local policies and procedures.

The DF will temporarily modify its traditional rating and ranking process to award funding to areas of the Commonwealth experiencing disasters. The modification of the traditional rating and ranking process serves two purposes. First, it acknowledges that areas affected by disasters may not have the bandwidth to put forward applications. Second, it allows funding to be focused on the areas where it is most needed and will have the greatest impact.

HOME Program

Puerto Rico Housing Finance Authority – HOME Recapture Provisions

The affordability restriction running with the deed will ensure that all of the HOME assistance to the homebuyer is recuperated. Recapture provisions will ensure that the property remains the beneficiary's principal residence for the term of the affordability. Thus, in case the recapture restriction is triggered, the **PRHFA** will recapture the entire amount of the HOME investment (net proceeds available from sale). Net Proceeds are defined as the sales price minus superior loan repayment (other than Home funds) and any closing costs. The **PRHFA** will not recapture more that is available from the net proceeds of the sale.

In the case of an investment from the homebuyer, in the form of additional funds for down payment and the amount of capital improvements, such amount could be recovered by the homebuyer if net proceeds are enough to cover the HOME- assistance. Thus, net proceeds will first cover the HOME assistance, secondly, any initial investments from the homebuyer and finally any amount in excess of net proceeds (surplus) will be shared on equal basis between the **PRHFA** and the program beneficiary (50% retained by the **PRHFA** and 50% to beneficiary). Such surplus will be treated as Recaptured funds.

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The **PRHFA** will share any net proceeds if the net proceeds are not sufficient to recapture the full Home assistance plus enable the homeowner to recover the amount of the homeowner's down payment and any capital improvement investment made by the owner since purchase, the grantee may share the net proceeds. The net proceeds are the sales price minus loan repayment (other than Home funds) and closing costs. Capital Improvement investment will be valued by appraisal. A capital improvement is the addition of a permanent structural change or the restoration of some aspect of a property that will either enhance the property's overall value, increase its useful life or adapt it to new uses. This type of improvement, according to the Internal Revenue Service (IRS), must have a life expectancy when installed of more than one year.

Examples:

- Must fix some defect or design flaw.
- Must substantially improve the value of a property.
- Must become a permanent part of the property so that removal would cause some impactful damage to the property.
- Must be added with the intention of becoming a permanent part of the property or asset.

The IRS makes a distinction between capital improvements and repairs, which cannot be included in a property's cost basis. Repairs done as part of a larger project, such as replacing all of a home's windows, do qualify as capital improvements. Repairs that are necessary to keep a home in good condition, however, are not included if they do not add value. Examples of such non-qualifying repairs, according to the IRS, include painting, fixing leaks or replacing broken hardware.

The net proceeds may be divided proportionally as set forth in the following mathematical formulas:

$$\frac{HOME\ investment}{HOME\ investment + homeowner\ investment} \times Net\ proceeds = HOME\ amount\ to\ be\ recaptured$$

$$\frac{homeowner\ investment}{HOME\ investment + homeowner\ investment} \times Net\ proceeds = amount\ to\ homeowner$$

The affordability restrictions will not run against the developer's subsidy, hence, only direct subsidy is subject to recapture. Direct subsidy is the amount of HOME assistance- including any program income- that enabled the homebuyer to buy the unit (down payment, closing costs, interest subsidies, or other HOME-assistance). The direct subsidy also includes any assistance that reduced the purchase price from fair market value to an affordable price. Recaptured funds will be used in HOME eligible activities.

The **HOME**-assisted units must meet the affordability requirements for no less than the applicable period specified below, beginning after project completion or occupancy, whichever is last. Particularly, for

rehabilitation and construction projects completion will be evidenced by the use and occupancy permit. For rental projects completion will be evidenced when the construction is finished and the use permit obtained. For homebuyer sales projects completion will be evidenced when the last unit is sold. If the homebuyer transfers the property, either voluntarily or involuntarily, during the period of affordability, the PRHFA will recover all the HOME assistance from the net proceeds.

TIME RESTRICTIONS ON AFFORDABILITY LIMITATIONS

HOME Investment per unit	Length of Affordability
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
Over \$40,000	15 years

The affordability period requirements are enforced through a written agreement executed by the homebuyer and the PRHFA, and will be enforced via deed restrictions separately recorded, and a soft second mortgage over the property, if HOME requirements are met. The time limit for such lien will be determined by the amount of the subsidy granted by the State HOME Program, as shown in the above table.

The PRHFA will only approve refinancing for better rate and terms of the first mortgage, and immediate property repairs or improvements. Such approval requires the expressed written consent of PRHFA. The PRHFA will not approve debt consolidations or 'cash-out' refinance (other than for a nominal cash remainder that may be result from the adjustment of a closing date, etc.). Assisted households wishing to do a cash-out refinance during the affordability period should expect to repay the HOME-assistance.

Puerto Rico Housing Finance Authority – HOME Resale Provisions

Description of the Resale Guidelines for the Homebuyer Activity:

Provisions follow the requirements established in 24 CFR 92.254 (a) (5) (i) to ensure affordability in compliance titled **Qualification as Affordable Housing: homeownership.**

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's 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 PRHFAs prior written approval before selling the unit using Resale provisions.

Recapture provisions will not be used when a project receives only a development subsidy. Instead, resale provisions will be used. Resale provisions may require selling properties below fair market value in order to make the property affordable to the subsequent low-income homebuyer. Recapture provisions allow for sale at fair market value.

In order to assure the maintenance of the affordable housing stock, the **HOME** program provides a set affordability periods that relate to the resale of the property. These periods are based on the amount of **HOME** funds provided for the property, in compliance with the Table below.

TIME RESTRICTIONS ON AFFORDABILITY LIMITATIONS

HOME Investment per unit	Length of Affordability
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
Over \$40,000	15 years

The period of affordability will be based on the total amount of HOME funds invested in the housing, including any program income expended in the unit.

The resale requirements must ensure, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability that the housing is made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as its principal residence. The resale requirement must also ensure that the price at resale provides the original **HOME**-assisted owner a fair return on investment (including, the value of the original down payment, and capital improvements) and ensure that the housing will remain affordable to a reasonable range of low-income Homebuyers.

The affordability restrictions may terminate upon occurrence of any of the following termination events: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD. The **PRHFA** would announce in the restrictive covenants that may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the termination event, obtains an ownership interest in the housing.

The term of affordability shall be secured in the written agreements executed by the homebuyer and the **PRHFA** and enforced via deed restrictions separately recorded, and a soft second mortgage over the property. The restrictive deed of trust would be presented at the corresponding office of the Department of Justice Property Register for presentation, qualification and inscription.

The recorded restricted deed of trust would include the following covenants on the land in two instances: in the fee title simple and in the **PRHFA** direct mortgage that will secure the affordability period of the assisted housing.

- (1) The housing must be the principal residence of the family throughout the affordability period established in the recorded deed. The Homebuyer would not rent the dwelling or use it in any

other manner than the principal residence of the family.

- (2) The Homebuyer must meet the affordability requirements for not less than the applicable period specified in the previous table, beginning after project completion.
- (3) Refinancing of the first mortgage would be allowed if two of the following conditions are met:
 - (a) That the dwelling unit has been continuously occupied by the Homebuyer;
 - (b) That the funding raised by the mortgage refinancing would be used for **HOME** improvements, approved by the **HOME** Program and that no cash will be used for other means;
 - (c) That the refinancing would improve the current mortgage payment, either lowering the monthly installments, interest rate or maturity term.
- (4) The **PRHFA** would conduct periodic inspections on the **HOME** assisted housing during the affordability period to verify program compliance.
- (5) Resale of the property should be authorized in advanced by the **PRHFA**, and such offering should be made only to a buyer whose family qualifies as a low-income family and will use the property as its principal residence. The resale price should provide the original **HOME**- assisted owner a fair return on investment. The homebuyer's fair return on investment will be based in the percentage change of Puerto Rico's Consumer Price Index (CPI, as published by the Puerto Rico Department of Labor and Human Resources) over the period of ownership. Capital improvements will be valued based on actual costs of the improvements as documented by an appraisal. Any improvements on the property will require written consent from the **PRHFA**.
- (6) Additionally, any approval of improvements on the property will require the submission of quotes from a valid contractor. The housing will remain affordable to a reasonable range of low-income Homebuyers.
- (7) The **HOME** equity, other than homeowner's investment and any capital improvement, and any increase in the appraised value of the property should be kept in the property, to help meet the affordability criteria for the new Homebuyer.
- (8) The property must be sold to a homebuyer complying with the following criteria: A price that is affordable to a family below 80 percent of the median income of Puerto Rico at the time of the transaction that will pay no more in PITI (the sum of loan payments of principal and interest, taxes and insurance) than 30 percent of annual (gross) income or depending on compensatory factors.
- (9) The affordability restrictions may terminate upon occurrence of any of the following termination events: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD.
- (10) **PRHFA** may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before

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the termination event, obtains an ownership interest in the housing.

HOME PROGRAM

1. **DESCRIBE THE STATE PROGRAM (HOME) ADDRESSED BY THE METHOD OF DISTRIBUTION.**
2. The PRHFA will receive \$15,712,268 in HOME funds for PY 2023. All resources will be allocated to provide incentives for meeting the goal of developing and supporting 100 affordable rental and 26 homeownership housing units. This will be achieved through the Homebuyer Assistance, Rehab or New Construction by Owner, 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 from previous years 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 2023 is shown below:

3.

GRANT FUNDS BY ACTIVITY ALLOCATION FOR PY 2023	
Assigned Budget:	\$15,712,268.00
State Administration:	\$1,571,226.80
Homebuyers Assistance:	\$0.00
Rehab or New Construction for Multifamily Rental Development:	\$14,141,041.20
Rehab or New Construction by Owner	\$0.00
Tenant-Based Rental Assistance (TBRA)	\$0.00

4. **DESCRIBE ALL OF THE CRITERIA THAT WILL BE USED TO SELECT APPLICATIONS AND THE RELATIVE IMPORTANCE OF THESE CRITERIA.**

Recently (November 18, 2022), the Puerto Rico Housing Finance Authority (PRHFA) has announced a Notice of Funds Availability (NOFA) for assistance under the following programs for new construction and/or rehabilitation of low-income rental housing projects:

- Low-Income Housing Tax Credits (LIHTC)
- HOME Investment Partnerships Program (HOME)
- Housing Trust Fund (HTF)
- Community Development Block Grant Disaster Recovery (CDBG-DR)-Gap to LIHTC Program

That NOFA was released pursuant to the PRHFA's 2022 Qualified Allocation Plan (2022 QAP), HOME/HTF Action Plan and CDBG-DR State Action Plan and program guidelines. It is consistent with the funding priorities therein established.

NOFA seeks to leverage diverse funds, with criteria that will result in allocating multiple financing sources to projects that meet the State Housing Plan priorities. Although the above mentioned NOFA had made available funds from previous action plans, it is the intention of the PRHFA that if there is a shortage of HOME funds requested for new projects (Action Plan 2022 and previous) due to the demand for those funds, the PRHFA will include funds from Action Plan 2023 to fulfill that necessity.

Following previous joint efforts and on-going initiatives, the Puerto Rico Housing Finance Authority (PRHFA) is making available 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 competitive process the Authority has issued. Following previous joint efforts and on-going initiatives, the HOME Program is combining and also implementing a consolidated application to include CDBG-DR, LIHTC, HTF or other sources of funds or new programs, combining the requirements, to promote the development of multifamily rental projects.

Outreach for program funds is based on the methodology for open market competition. A notice of available HOME funds has been published in a general circulation newspaper. The number, nature and location of public hearings has been announced in that Notice. Any interested qualifying parties may submit an application to finance their project. This process assures equal participation of any party in the affordable housing business.

Announcement and application: HOME will announce and publish in a general circulation newspaper the quantity of funds to be released and the proposal submission deadline. As mentioned, at the discretion of the Authority, the announcement could be done in conjunction with other sources of sources of funding or new programs (if available or once available) according to PRHFA Annual Plan and government Plan.

Interested applicants could obtain HOME information and application form at PRHFA's office or its site, www.afv.pr.gov. The proponents must submit applications according to the corresponding procedures and deadlines.

Please note that it should be at **PRHFA's** sole discretion to award Home funds to any Participant (which has requested or not HOME 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. This will also apply to projects requesting 9% tax-exempt bonds, where, depending of the merits and conditions of the project, HOME funds might be awarded. As of today, an estimated of \$336,225,210 from years 2022, 2023 & 2024 in Private Activity Bond Volume Cap-related 9% tax-exempt credits were available.

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The public hearing was announced with the publication of the notice of availability of funds, inviting all interested parties to attend the conference in order to learn in advance about the requirements established to access all programs funds. Proponents have submitted their applications in a competitive method, ensuring the fair and unbiased contracting procedure that allows a foremost opportunity of open competition and the absence of conflicts of interests. Because the method of distribution of the State HOME Program runs as a competitive process, the PJ cannot predict the geographic distribution of the assistance.

As presented earlier, the State HOME Program will allocate the amount of \$15,712,268 for the eligible activities established in the 5YHS (including 10% for administration), amended accordingly to reflect funding changes and the needs and policy priorities announced in the State Housing Plan 2020-2024. The method for distributing HOME funds to local governments, developers, CHDOs, minority groups, and small businesses will be through the submittal of an application.

The applications for housing construction and rehabilitation must benefit low and very low-income families. The subsidy requested should be enough, without exceeding the maximum 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; and for Homeownership housing, the proposal should allow prospective homeowners to be eligible in compliance of 24 CFR 92.217, among other Federal requirements and the State HOME Program criteria.

The HOME Program designated employee will receive the applications and will refer them for the corresponding analysis. Upon completion of the analysis and taking into considering the recommendation of the Multifamily Manager, the HOME Program Director will approve which applicants comply with the minimum threshold requirements and therefore can proceed with the point ranking evaluation.

Applications requesting HOME funds will be evaluated based on joint rating factors. Those factors include but are not limited to local considerations and State HOME Program's criteria, such as:

- project location;
- project characteristics;
- housing needs characteristics;
- project developer characteristics;
- financing characteristics; and
- supportive services.

Project Evaluation and Selection

To be considered for an allocation of HOME Funds, the applicant must submit a complete application with the following information and documents. Incomplete applications will not be accepted for evaluation or

scoring.

Complete applications will be reviewed for compliance with the basic threshold requirements set forth below:

NOFA 2022 Basic Threshold Requirements and Documentation Review	
Document	
SHPO	
	A detailed written description of the project, including: related activities to be carried out in conjunction with the project; estimated total development cost; project area in <i>cuerdas</i> or acres; and tax property identification number (cadastral number) of the property(ies).
	Project location marked on a U.S.G.S. Topographic Quadrangle Map outlining exact boundaries. Name of the Quadrangle MUST be indicated and the original scale maintained. Other types of maps will not be accepted (i.e.: flood, zoning, or tourist maps, aerial or satellite photographs, etc.).
	Site Plan, scale 1:2000 or larger, showing project property and vicinity. A printed copy (size "11x17") must also be submitted.
	Current photographs (taken from ground level) of the property and the project's area of potential effects (at a minimum, the area of the project and its surroundings) in TIFF, JPEG or PDF formats. Printed color copies must also be submitted. No Polaroid's or photocopies will be accepted.
	As-found or as-built plans of the building/structure(s) to be affected by the project. Printed copies (size "11x17") must also be submitted.
	Schematic or preliminary drawings (floor plans, elevations, sections) that show the proposed project design. Printed copies (size "11x17") must also be submitted.
I. Application:	
	Application Form.
	Application's Agreement and Certification (page 25), signed by the Owner, the President or Secretary of the General Partner, and showing corporate seal that is also legible in digital documents.
	Corporate Resolution certifying that the person who signed is a duly authorized officer of the applicant, authorized to sign the application.

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Threshold Checklist Form.
Self Point-Ranking Evaluation.
Subsidy Layering Review (SLR) Parameters Checklist Form.
Copy of any waiver issued by the Authority for the public-housing set-aside category.
Application's transmittal letter.
Manager's check or Money Order for the amount of application fees payable to the Puerto Rico Housing Finance Authority indicating application number and the term "LIHTC" in memo field.
Manager's check or Money Order for the amount of application fees payable to the Puerto Rico Housing Finance Authority indicating application number and the term "LIHTC Exempt Bonds" in memo field.
Manager's check or Money Order for the amount of fees payable to the Puerto Rico Housing Finance Authority indicating application number and the term "HOME/HTF" in memo field.
Intentionally Omitted
II. Project Characteristics
Owners' Certification, if requesting Tax Credits (similar to Annex G of the Application Package).
Accountant's Opinion, if requesting Tax Credits (similar to Annex H of the Application Package).
Attorney's Opinion, if requesting Tax Credits (similar to Annex I of the Application Package).
Designer's Preliminary Certification (Annex J) completed by the designer, duly licensed in Puerto Rico. Also, PRHFA's Oversight & Quality Assurance Program Accessibility Standards Checklists, completed and certified by the designer, duly licensed in Puerto Rico:
- Appendix A-ADA Accessibility Verification Checklist
- Appendix B-Fair Housing Act Accessibility Checklist
- Appendix C-Uniform Federal Accessibility Standards
Project timeline for project activities including specific benchmarks for acquisition, assembly of the development team, completion of plans and specifications, completion of financial approvals, municipal approvals, building permits, project construction start date, completion date and the estimated date of lease-up (Application, page 23).
Certification of the percentage of construction completion prepared by the Resident Inspector for projects under construction. (Caveat: existing construction might affect the Environmental Review, and eventual allocation of HOME, HTF and CDBG-DR Funds).
Certification of the percentage of construction completion prepared by the lender's inspector for projects under construction. (Caveat: existing construction might affect the Environmental Review, and eventual allocation of HOME, HTF and CDBG-DR Funds).
Evidence of site control: earnest money agreement, option or closing statement for land and/or buildings, title, deed or leasehold agreement (99 years or more if requesting HOME or HTF).

<p>Certification by owner attesting compliance with restrictions on real property acquisition or rehabilitation under the URA, 49 CFR 24.101(b) and section 23.7 of the PRDH's Administrative Plan, detailing: number of persons (families, individuals, businesses or organizations) occupying the property on the date of the submission of the application; number of persons to be displaced, temporarily relocated, or moved permanently within the building or complex; estimated cost of relocation payments and services and sources of funding; and copy of the executed agreement with organization that will carry out the relocation activities.</p>
<p>Complete set of Architectural drawings of the proposed new construction and/or rehabilitation, certified by the project's registered architect (RA)/professional engineer (PE).</p>
<p>Technical specifications certified by the project's RA/PE.</p>
<p>Certification from a qualified RA/PE, retained for the accessibility inspection of the new construction and/or project rehabilitation and duly licensed in Puerto Rico, of the architectural drawings as verification that covered units and project common areas comply with the structural accessibility mandates of the FHAct and, wherever applicable, the 2010 ADA standards and UFAS.</p>
<p>Zoning Certification, prepared by project's designer, stating that the proposed/current use of the property is permitted under applicable Zoning and Land Use laws and regulations, and that the applicable zoning authority is not aware of any zoning or land use violations with respect to the property. (Annex T)</p>
<p>Recommendations of infrastructure issued by the Puerto Rico Permits Management Office (OGPe, by its Spanish acronym) and construction permit filed with competent entity.</p>
<p>Unexpired Construction Permit, Green Construction Permit (Permiso de Construcción Verde) or Notification of Construction Permit issued by the applicable permitting office and agencies' endorsements (Puerto Rico Environmental Quality Board (JCA, by its Spanish acronym), Puerto Rico Department of Natural and Environmental Resources (DRNA, by its Spanish acronym), and Institute of Puerto Rican Culture (ICP, by its Spanish acronym), along with recommendations of infrastructure from agencies).</p>
<p>Pursuant to Section 106 - 36 C.F.R. Part 800, State Historic Preservation Office's (SHPO) Technical Assistance or Final Determination Letter. The Technical Assistance letter shall indicate that there are no historic properties or that no adverse effect on historic properties is associated with the undertaking or the agreed-to measures if such adverse effect is determined (early documentation submittal required).</p>
<p>Wetland Inventory Map from the U.S. Fish and Wildlife Service (USFWS) demonstrating project's location outside of any wetland, or a Wetland Preliminary Jurisdictional determination from the Corps of Engineers indicating that the project does not affect wetland.</p>

Project location must be identified in the NFIP Map (FEMA Map) to demonstrate compliance with the Floodplain Management Act – 24 CFR 55, Executive Order 11988. The project must be located outside the 100-year floodplain, coastal high hazard areas and if the project is located inside the 100-year floodplain, FEMA’s approval letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR) will be submitted.
Project location must be identified in the USFWS map to demonstrate compliance with the Coastal Barrier Resources Act of (CBRA) –24 C.F.R. §58.6(b). Federal assistance may not be used in the CBRA system
Certification of consistency filed with the State Coastal Management Program, if required.
Technical assistance or final determination letter issued by the U.S. Fish and Wildlife Service (USFWS) certifying compliance with the Endangered Species Act indicating that project does not affect endangered species.
Noise Study as per the requirements set forth in the American National Standard Method for the Physical Measurement for Sound, if project located within 1,000 feet of a major noise source, road or highway, 3,000 feet of a railroad, or 5 miles of a civil airport.
Soil survey, if project is for new construction or substantial rehabilitation requiring addition or expansion to structures.
Archaeological study, if required by the SHPO pursuant to its review under Section 106, or if required by the Institute of Puerto Rican Culture (ICP, by its Spanish acronym), or copy of the recommendation issued by the ICP as part of the construction permit consultancy process evidencing that the study is not required.
Hydraulic/Hydrologic study, if the project meets the conditions established under The Department of Natural and Environmental Resources' Administrative Order No. 2013-12, or a certification issued by a civil engineer attesting that the study is not required.
Phase I environmental site assessment report and/or any other applicable environmental report. Must comply with ASTM E 1527-13 or any updated version as ASTM promulgates which meets the requirements of EPA’s AAI regulations.
For rehabilitation and acquisition/rehabilitation projects, a comprehensive capital needs assessment (CNA) report prepared by a RA or PE, duly licensed in Puerto Rico, unaffiliated with the Developer, the Development or any other entity involved with the Project, that includes: an opinion of proposed construction budget and assesses the condition, among other, of site, structural systems (roof, bearing walls and columns, foundations), plumbing systems, electrical systems, fire protection systems, building envelope and insulation, interiors (including units and common areas); and mechanical systems. For projects with more than 26 units, it must specify the remaining useful life of major systems, and include paint testing and/or risk assessment report for substantial rehabilitation projects.

Certification from a qualified RA/PE, retained for the accessibility inspection, duly licensed in Puerto Rico, of the project rehabilitation, as verification of the CNA Report and that covered units and project common areas will comply with the structural accessibility mandates of the FHAct and, wherever applicable, the 2010 ADA Standards and UFAS

Certification attesting to the fact that there is a period of at least ten (10) years between the date of its acquisition by the taxpayer and the date the building was last placed in service or any applicable exception to this rule.

Letter of intent to extend the initial 15-year period of compliance with the Tax Credit program's income and rent restriction requirements for a minimum of 15 additional years and sign the Land Use Restrictive Covenant Agreement (in substantially the same form as Annex K of the Application Package).

III. Housing Needs

Comprehensive market study report (updated within six months of the application) performed byperformed by a provider unaffiliated with the developer, of the low-income housing needs in the area to be served. The market study should at least include: • A statement of the competence of the market study provider, detailing education and experience of primary author and including statement of non-interest. • A description of the proposed site and neighborhood, including physical attributes of site, surrounding land uses, and proximity to community amenities or neighborhood features including shopping, healthcare, schools, and transportation. • A map and photos of the subject site and surroundings showing location of community services.

- An overview of local economic conditions, including employment by sector, list of major employers, and labor force employment and unemployment trends over past 5-10 years.
- A description of the proposed development, detailing proposed unit mix (number of bedrooms, bathrooms, square footage, proposed rents, AMI level, utility allowances, and any utilities included in rent), proposed unit features and community amenities, and target population including age restrictions and/or special needs populations.
- Demographic analysis of the number of households in the market area that are part of the target market (i.e., family, senior, etc.), income-eligible, and can afford to pay the rent, including a projected household base at placed in service date.
- Geographic definition and analysis of the market area, including description of methodology used to define market area and map of market area including proposed site.

- Analysis of household sizes and types in the market area, including households by tenure, income, and persons per household. Quantify the pool of eligible tenants in terms of household size, age, income, and other relevant factors. Not all residents of the market area are potential or likely tenants or buyers of any given project.
- A description of comparable developments in the market area, including any rental concessions these developments presently offer. • A description of rent levels and vacancy rates of comparable properties in the market area, segmented by property type (market rate, Tax Credit, deep subsidy) and with rents adjusted to account for utility differences and concessions or other incentives. Such description should include all existing Tax Credit developments in the primary market area, any planned additions to rental stock including recently approved Tax Credit developments and certify that the proposed Tax Credit units will not have a negative impact in any existing Tax Credit project in the market area.
- Expected market absorption of the proposed rental housing, including capture/penetration rate analysis of target populations. Evaluate the effective demand and the capture rate, usually expressed as a percentage (the project's units divided by the applicant pool). The capture rate is the percentage of likely eligible and interested households living within a reasonable distance from the project site who will probably need to rent units within the area. Also, expected market capture or absorption rate of the proposed rental housing, including capture/penetration rate analysis of target population; the maximum capture or absorption rate should be 10%. • A description of the effect on the market area, including the impact on Tax Credit and other existing affordable rental housing.
- A statement on how the proposed project would address housing needs experienced as part of the Hurricanes Irma and María, Storm Isaias, Earthquakes of 2019 & 2020; and any other major disaster, as declared by the President of the United States, and how they would benefit the community in the situation of a natural disaster. • A statement indicating that the development of new housing units will not have a negative impact on the occupancy and operations of existing rental projects (Tax Credit, HOME, HTF, among others) in the proposed project's municipality and market area. • **THE AUTHORITY WILL CONSIDER THE MARKET STUDY, THE MARKET, MARKETABILITY FACTORS, AND ANY ADDITIONAL INFORMATION AVAILABLE TO DETERMINE IF AN ACCEPTABLE MARKET EXISTS FOR THE PROPOSED DEVELOPMENT. THE AUTHORITY WILL NOT BE BOUND BY THE CONCLUSIONS OR RECOMMENDATIONS OF THE MARKET REPORT AND RESERVES THE RIGHT TO DISQUALIFY ANY APPLICANT IN THE COMPETITION IF IT DETERMINES THAT AN ACCEPTABLE MARKET DOES NOT EXIST.**

Affirmative Fair Housing Marketing Plan (Annex S of the Application Package).

Written tenant selection procedures.

IV. Project Developer Characteristics

Organizational chart of project structure identifying Owner, Developer, General Partner/Manager and/or Sponsor and any other related entity.

Articles of Incorporation for the following entities: Owner, Developer, General Partner/Manager and Sponsor (as were described in the Application, page 1)
Partnership (or Operating) Agreement of the entity to claim ownership of the Project (LP, LLC, etc.), as may apply, indicating cash contributions by the General Partner(s) and/or Limited Partner(s).
Certificate of Incorporation (in USA and PR, as may apply) for the following entities: Owner, Developer, General Partner/Manager and Sponsor (as were described in the Application, page 1).
Certificate of Authorization of US Foreign Limited Liability Company from PR Department of State (as it may apply) for the following entities: Owner, Developer, General Partner/Manager and Sponsor (as were described in the Application, page 1).
Good Standing Certificate (in USA and PR, as may apply) for the following entities: Owner, Developer, General Partner/Manager and Sponsor (as were described in the Application, page 1).
Company by-laws and internal rules for the following entities: Owner, Developer, General Partner/Manager and Sponsor (as were described in the Application, page 1).
Names, addresses, telephone numbers and email address of officers, members, directors, principal stockholders or managing partner of the following entities: Owner, Developer, General Partner/Manager and Sponsor (as were described in the Application, page 1).
Certification attesting that Owner, Developer, General Partner/Manager and Sponsor (as were described in the Application, page 1) or any grantee or contractor at any tier to any of the stated parties is not currently debarred, suspended or otherwise excluded from or ineligible for participation in federal assistance programs subject to 2 CFR part 2424 and are not included on the U.S. General Services Administration list of parties excluded from federal procurement and non-procurement programs.
IRS Form SS-4 or other evidence of the taxpayer identification number for the following entities: Owner, Developer, General Partner/Manager and Sponsor (as were described in the Application, page 1).
If requesting Tax Credits from the non-profit set-aside, sworn statement (affidavit) asserting that the non-profit: is exempted from taxation under Section 501(a) of the Code and described in paragraph (3) or (4) of Section 501(c) of the Code; will materially participate in the acquisition, development and ongoing operation of the project throughout the entire compliance period and provide the Authority with annual certifications verifying continued involvement; is not affiliated with, controlled by, or party to interlocking directorates with any Related Party of a for-profit organization; is eligible for the non-profit set-aside pursuant to IRC Section 42(h)(5); and fosters low-income housing as one of its exempt purposes.

<p>If requesting Tax Credits from the non-profit set-aside, copy of the IRS document designating the non-profit as exempted from taxation under Section 501(a) of the Code and described in paragraph (3) or (4) of Section 501(c) of the Code.</p>
<p>If requesting Tax Credits from the non-profit set-aside, agreement stating that it will materially participate in the acquisition, development and ongoing operation of the project throughout the entire compliance period; that it agrees to provide the Authority with annual certifications verifying continued involvement; and fosters low-income housing as one of its exempt purposes.</p>
<p>If requesting Tax Credits from the non-profit set-aside, legal opinion asserting that it: is not affiliated with, controlled by, or party to interlocking directorates with any Related Party of a for-profit organization, and the basis for said determination; and is eligible for the non-profit set-aside pursuant to IRC Section 42(h)(5).</p>
<p>Application to become a Community Housing Development Organization (CHDO) filed with the Authority.</p>
<p>Audited Financial Statements (updated within six months of the application) of the developer, general partners, managing members, owners, and sponsors of each entity; in case of for-profit, must evidence a combined net worth of all entities and natural persons involved in the ownership structure of the project (excluding actual or future limited partners and/or Tax Credit equity providers) equal to or greater than \$1,000,000. If an entity of new creation, CPA certification of a new entity, most recent statements, if within 6 months of the application.</p>
<p>Compiled or Revised Financial Statements (updated within six months of the application; only applicable to natural persons) of the shareholders, directors, principals, officers, members and partners, as applicable, of the owner, developer, managing member, and general partner; in case of for-profit, must evidence a combined net worth of all entities and natural persons involved in the ownership structure of the project (excluding actual or future limited partners and/or Tax Credit equity providers) equal to or greater than \$1,000,000.</p>
<p>Statement (affidavit) sworn by owner, developer and their shareholders, directors, officers and partners, as applicable, attesting that they have not been involved in any way (either personally or as shareholders, directors, officers, members or partners of a corporation, partnership or other form of business organization or joint venture) in any other project for which the Authority has provided any financing and /or grant (as lender, conduit, custodian of funds, or otherwise) and in which a default notice under the terms and conditions of the applicable financing documents has been issued and not cured.</p>

Certification issued by the Authority's Audit and Compliance Office attesting that the owner, developer and their shareholders, directors, officers and partners, as applicable, with previous participation in the program, comply with Section 42/HOME/HTF/CDBG-DR requirements and that, as of the most recent audit/compliance review, there is no outstanding finding of noncompliance (including any fees due to the Authority) in another project that received Tax Credits/HOME/HTF/CDBG-DR funds and in which they have an interest or participation.
Previous participants must also evidence via sworn statement that they have not been involved or are in any conflict of interest (fact or appearance) in any way (either personally or in any other juridical capacity) with the Authority, employees, officers or agents participating in any capacity in the procurement, selection, award, or the administration of a contract or agreement supported under the QAP or the NOFA. Any conflict of interest will immediately disqualify the applicant of any participation in the Authority programs.
Statement (affidavit) sworn by owner, developer and their shareholders, directors, officers and partners, as applicable, attesting that they have not been involved or are in any conflict of interest (fact or appearance) in any way (either personally or in any other juridical capacity) with the Authority and any of its affiliates or their employees, officers or agents participating in any capacity in the procurement, selection, award, or the administration of a contract or agreement supported under the QAP or the NOFA; nor with any contractors that have developed or participated in drafting specifications, requirements, statements of work, and invitations for bids or requests for proposals. If requesting HOME/HTF funds, must also attest that complies with 24 CFR 92.356(f).
Identity of Interest (Application, page 4).
List of members of the Development Team (Application, page 22)
Non-Conflict of Interest Certification (Exhibit X)
Non-Conflict of Interest on Existing or Pending Contracts Certification (Exhibit Y)
Limited Denial of Participation Affidavit (Exhibit Z)
Certification Regarding Debarment Suspension, Ineligibility, and Voluntary Exclusion (Exhibit AA).
Certification Regarding Debarment Suspension, Ineligibility, and Voluntary Exclusion (Exhibit BB).
Anti-Lobbying Certification (Exhibit CC)
Authorization for Background and Financial Information (Exhibit DD)
Entity Prior Performance Certification (Exhibit EE)
Certification of No Benefits Received (Exhibit GG)
List of members of the Development Team (Application, page 22)
Resume of the designated Architect/Designer indicating qualifications, address, telephone number and references of projects evidencing experience with the design of projects similar to the proposed development.
Copy of contract with designated Architect/Designer.

Evidence to demonstrate that prior to designing the project the RA/PE professional liability insurance policies covered negligent acts, accessibility errors and/or omissions under the Fair Housing Act (FHAct) and, wherever applicable, the 2010 American with Disabilities Act (ADA) standards and Uniform Federal Accessibility Standards (UFAS) [The professional liability insurance must be for an amount not less than 10% of the estimated construction cost.]
Copy of professional Puerto Rico license of the RA or PE, in charge of design.
Resume of the General Builder and/or Contractor indicating qualifications, address, telephone number and references evidencing experience with the construction of projects similar to the proposed development.
Copy of contract with General Builder and/or Contractor.
Evidence of General Builder and/or Contractor's bondable capacity (for payment, performance and surety bond) for no less than 50% value of the construction contract, including accessibility errors and/or omissions under the FHAct and, wherever applicable, the 2010 ADA standards and UFAS.
Certification of Registry of Building Contractors issued by the Department of Consumer Affairs (DACO, by its Spanish acronym).
Resume of the Resident Inspector indicating qualifications, address, telephone number and references evidencing experience with the construction inspection or management of projects similar to the proposed development.
Copy of contract with Resident Inspector.
Copy of professional Puerto Rico license of RA or PE of the Resident Inspector.
Resume of the Management Agent indicating qualifications, address, telephone number and references evidencing experience with the management of projects similar to the proposed development, and management of Tax Credit, HOME, HTF and/or CDBG-DR assisted units.
Copy of contract with Management Agent.
Resume of the Accessibility Coordinator indicating qualifications, address, telephone number and references evidencing experience with disability rights laws, regulations, and requirements, and all matters related to Accessibility Standards
Copy of contract with Accessibility Coordinator
Resume of the Consultant Agent, if applicable.
Copy(ies) of contract with Consultant Agent(s), if applicable, that itemizes the services to be performed by each consultant and the amount of the consultant fee for each service or group of services.
V. Financing Characteristics
Sources and Uses (Application, page 15)
Schedule of monthly cash flow during construction period, including capital contributions.
Schedule of projected income and expenses during operation certified by the proposed management agent (Application, page 18).

<p>Pro-forma with income and expense cash flow, for a 20-year period if only requesting HOME, HTF or CDBG-DR for New Construction (term for Rehabilitations will vary depending on the funding per unit), or 30-year or any other restrictive compliance period, showing: a feasible operation; prepared according to the applicable program underwriting standards; all income, including commercial, residential and ancillary income, vacancy adjustment, the amount of Tax Credits, CDBG-DR funds, HOME/HTF Funds and/or other governmental subsidies or contributions, private equity, as well as the amount of permanent financing based on the established parameters, that a project would be eligible to receive; all expenses, including partnership distributions, debt service, non-cash expenses such as depreciation and amortization of fees and principal; reserves; and <u>certified by the proposed management agent.</u></p>
<p>Appraisal report of site(s) and structure(s) prepared by a licensed appraiser unaffiliated with the Developer, the Development or any other entity involved with the Project, and approved by the Authority, within six months of the application.</p>
<p>Written unqualified endorsement from the Mayor of the Municipality, or authorized representative, where the project will be located. This letter must indicate any municipal assistance that the project will receive.</p>
<p>Letter of intent and/or commitment from interim and/or permanent financing source, other than the Authority, specifying: amount and term of the loan; fixed interest rate; non-recourse nature of the loan; amortization period; pre-payment penalties; and collateral requirements.</p>
<p>Loan application to PRHFA on or prior to the Tax Credit, HOME, HTF or CDBG-DR application submittal, if requesting financing from the Authority.</p>
<p>Letter of intent from LIHTC syndicator or direct investor evidencing available private equity and indicating the credit price, if requesting Tax Credits.</p>
<p>Contract or Firm Commitment letter indicating approval of funding issued by the Rural Development Housing Service of the US Department of Agriculture for projects that are financed or sponsored by the entity.</p>
<p>Sworn Statement as to federal, state, or local subsidies received or expected to be received for the development and operation of the project; if no such governmental assistance is to be provided at the time of the application or in the future, certification to that fact; and that should other governmental assistance be sought in the future, the Authority will be notified promptly.</p>
<p>Copy(ies) of the contracts or firm commitment letters must be attached to the owner's certification of federal, State, or local subsidies received or expected to be received for the development and operation of the project, as applicable.</p>
<p>Project Development Costs (Application, pages 11, 12 and 13)</p>
<p>Construction cost breakdown (itemized schedule of values) that substantially conforms to form HUD 2328 (form not required), certified by the proposed general contractor or project designer.</p>

Certification from the financing institution stating the tax exempt status of the obligations to be issued to finance the project, if requiring tax exempt financing.
Opinion from Owner's Tax Attorney and/or CPA stating the tax exempt status of the obligations to be issued to finance the project, if requiring tax exempt financing.
Justification for exceeding any of the safe harbor parameters for general contractor fees but in no circumstance, in excess of the maximum allowable aggregate amount.
Statement with the terms of the deferred developer fee and if used to fund the operating reserve and to be repaid from cash flow, and after all required replacement reserve deposits are made, within 10 years and meeting the IRS standards.
Written evidence for projects claiming and/or receiving (or not) tax exemptions (e.g., property tax waivers, rental income exemptions, etc.).
VI. Other Requirements
New Construction Projects: Green Building Standards-Application Checklist (Annex U) duly completed and signed, along with the required supporting documentation therein.
Rehabilitation Projects: HUD Community Planning and Development (CPD) Green Building Retrofit Checklist (Annex V) duly completed and signed, along with the required supporting documentation therein.
Broadband Infrastructure, Certification from project's designer stating that the projects plans and specifications include and comply with Broadband Infrastructure requirements, as per Federal Register Vol. 83, No. 28 (February 09, 2018), 83 FR 5844.
Accessibility Requirements: Certification from project's designer stating that the projects plans and specifications include and comply with Accesibility requiremements, as per Conciliation Agreement and Voluntary Compliance Agreement: <ul style="list-style-type: none"> • Twelve percent (12%) of the total ground floor and/or elevator-serviced unit inventory must be made fully mobility-accessible under the 2010 ADA Standards and, wherever applicable, the UFAS; and • Three percent (3%) of the unit inventory must be made sensory-accessible under the 2010 ADA Standards and, wherever applicable, the UFAS.

The initial basic qualifications will be evaluated by **PRHFA**. If the project do 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.

Point Ranking System

The HOME Program Director will approve which applicants comply with the minimum threshold requirements based on the recommendation of HOME Multifamily area and therefore can proceed with the point ranking evaluation. **PRHFA** will consider qualified applications for HOME Funds after a project

satisfies all basic threshold requirements, using the Point Ranking System established hereinafter to determine the allocation of HOME Funds. The project can accumulate up to 100 points on the Point Ranking System and a minimum of 30 points to be further considered for an allocation of HOME Funds.

The Authority reserves the right not to reserve or allocate HOME funds to any applicant, regardless of that applicant's point ranking, if the Authority determines, subject to program requirements, that a reservation is not in line with the purpose and goals of the State Housing Plan or this Action Plan; the applicant's proposed project is not financially viable; there is not a substantial likelihood that the project will be able to execute in a timely manner; or the project do not comply with any other applicable requirement. The information that might be weighed to make such determination includes, but is not limited to, comments of officials of local governmental jurisdictions, the market appropriateness of the project, market's information other than the submitted market study, and the prior experience of sponsor or its representatives with multifamily projects.

Every sponsor, developer, owner, or consultant attests to the correctness of the information provided as a condition to rank the project's application according to the Point Ranking Criteria. Failure to uphold the information submitted or the representation made to support the application's evaluation and ranking throughout the allocation process will result in a finding of noncompliance and limited participation in further rounds for every person, developer, owner or consultant which participates in the project's application. The Authority might pursue any other available or enforceable remedies under federal or state laws, regulations and or any applicable professional code of ethics.

POINT RANKING Self-Evaluations

Subscribed by:		NOFA 2022 Point Ranking Self-Evaluation											Applications		
Project Name:				UMTC Self-Evaluation			HOME/TF Self-Evaluation			CDBG-DR Self-Evaluation			PDRFA Evaluation		
Rank	Criteria	Weight	Check if satisfied	Max Score	Score	Self Score	Max Score	Score	Self Score	Max Score	Score	Self Score	UMTC	HOME	CDBG-DR
1	Project Location			25			25			25					
1.1	Location. A project might be awarded up to 18 points if located within one of the following areas:			18			18			18					
1.1.1	The project will be located in a qualified disaster zone as per the FEMA-443-DR declared in January 16, 2020 and amended on March 11, 2020. As per the DR, the following municipalities in Puerto Rico were affected by the earthquakes of December 2019 and January 2020: Adjuntas, Aguada, Aguas Buenas, Barroeta, Cabo Rojo, Caguas, Coamo, Corozal, Guayama, Guayanilla, Hormigueros, Jayuya, Juana Díaz, Lajas, Lajas, Las Marias, Merceda, Moraviana, Moca, Morovis, Naranjo, Orocoso, Peñuelas, Ponce, Sabana Grande, Salinas, San Germán, San Juan, San Lorenzo, Utuado, Villalba, and Yauco.				10			10			10				
	Documentation required: Site plan certified by the project designer.		PR-001												
	Documentation required: Project Name & Address Application (page 12)		PR-001												
1.1.2	Also considered as Central Urban Area in the Planning Board's Subpartments de Mayor Densidad de Uso de Espacio Público, or Urban Center designated by the Department of Transportation and Public Works or located within an Urban Center Area Plan or a zone designated Historical Zone or Federal designated Historical District. See Annex C of the Application Package for Reference Maps.			4			4			4					
	Documentation required: Certification letter by licensed architect and surveyor, signed and addressed to coordinator. Any project property straddling the line of designated urban area will be considered as located within.		PR-002												
	The portion of a census tract that lies urban area, that has a ratio of:			3			3			3					
	20% or less below poverty line.			2			2			2					
	more than 20% and less than 30% below poverty line.			1			1			1					
	more than 30% and less than 40% below poverty line.			1			1			1					
	Documentation required: Certification letter by licensed architect and surveyor, signed and addressed to coordinator. Any project property straddling the line of designated urban area will be considered as located within.		PR-003												
	Documentation required: Census tract number for census tracts below Poverty Line" per the Federal Housing Administration's Institute of Housing and Urban Development's Report, "Poverty Lines, page 11.		PR-001												
	The amount of influence a census tract has on the total population of the county.			1			1			1					
	Documentation required: Certification of location by licensed land surveyor, physical address and postal address. Any project property straddling the line of the census tract will be considered as located within.		PR-003												
1.2	Desirable Attributes			7			7			7					
1.2.1	General. Projects located within 1,500 yards of the following amenities will be awarded a point each, up to 5 points:			5			5			5					
	Open space or urban center.			3			3			3					
	Public park (does not include a public recreation area).			1			1			1					
	Indoor recreation (e.g., gym, community center).			2			2			2					
	Public or licensed elementary, middle or high school.			2			2			2					
	Shopping center (100,000 square feet or more of retail commercial space; no other listed amenities that fall under this description).			1			1			1					
	Greengrocery store or supermarket with meat, produce and dairy.			1			1			1					
	Hospital, diagnostic and treatment center (DTC) or federally qualified health center (FQHC) (branded).			1			1			1					
	Pharmacy.			1			1			1					
	Federal post office.			1			1			1					
	Public transit terminal (bus, commuter rail).			1			1			1					
	Documentation required: Map certified by licensed surveyor attesting to location of the amenities and the distance to the nearest public pathway or roadway. If a project is targeted to an urban area, the distance to the nearest public square or park for the project public pathway is a targeted facility's case of a shopping center, to the nearest one or more existing shopping facilities. If there is more than one facility, the distance to the nearest one or more public transit will be awarded. In cases where the project is a case of a shopping center, the nearest public transit will be awarded. For the case of a public transit terminal, the project.		PR-002												
	Areas that must be addressed by the applicant.		PR-042												
1.2.2	Targeted. Projects targeted to the following social needs populations located within 500 yards of the following amenities will be awarded a point for each one, up to 2 points:			2			2			2					
	Single-headed busheadway.			2			2			2					
	Grocery store with WIC contract.			1			1			1					
	Unstaffed or staffed childcare facility.			1			1			1					
	Specific documentation required: relevant physical address of facilities.		PR-012												
	Specific documentation required: Evidence of WIC contract.		PR-013												

	Special documentation required: Name and physical address of facilities.	71,001					
	Special documentation required: Authorization for WOTW/working order board approval and/or other approvals.	71,006					
	Special documentation required: Copy of E-mail used by WOTW.	71,007					
	Documentation required: Map of the location and survey concerning location of facility and its connection to public pathway or roadway. If a road, the project shall be located on a roadway and the public shall have access to the road. If a utility, it shall be located on a utility easement and the public shall have access to the easement. If a utility, it shall be located on a utility easement and the public shall have access to the easement. If a utility, it shall be located on a utility easement and the public shall have access to the easement.	71,008					
	Area that shall be reviewed by the municipality.	07,002					
1.3.	Undesirable Activities. Even if compliant with required environmental review, projects will be discouraged on point for each one of the listed undesirable activities, up to a maximum of 5 points, if located:		0	0	0		
1.3.1.	Within one-eight mile of:						
	- Airport		-1	-1	-1		
	- Landfill or dumpsite		-1	-1	-1		
	- Industrial site		-1	-1	-1		
	- Airport		-1	-1	-1		
	- Wastewater treatment plant		-1	-1	-1		
1.3.2.	Adjacent property which is or contains:						
	- Cancellation		-1	-1	-1		
	- Auto repair, paint, or tire repair shop		-1	-1	-1		
	- Woodworking shop		-1	-1	-1		
	- Unabated incinerator, as declared by N.J. Municipality		-1	-1	-1		
	Documentation required: Map prepared, walked and surveyed, certifying compliance with the above requirements within the established distance measured along the shortest straight line between the project lot and the adjacent property. In case of a shared site project, the distance will have to be certified from the closer point of the project's lot closest to the identified nuisance. www.nj.gov/eohhs/ohs/ehp/ehp001.html	71,002					
1.	Project Characteristics		-12	-17	-12		
1.1.	Billboard structure. Projects will be awarded one point, if proposed to be a billboard structure as specified in part of a billboard structure project, and one additional point, up to 2 points, for billboard-configuration in the appropriate aspect of a billboard structure project that is incorporated into a multi-story project, located within an urban area and is larger than one-quarter mile, as defined by the distance that is bounded on all four sides of the lot, or two of its sides in case of a corner site property, by adjoining built-up properties, and that has immediate access to existing public infrastructure of roads, water, sewer, and power.		4	1-4	4	1-4	
	Documentation required: Aerial photograph for each billboard structure project.	71,003					
	Documentation required: Certificate number of project (NJ State License 13).	07,001					
	Documentation required: Billboard structure completed by Municipality.	71,004					
1.2.	Historic property. A historic or rehabilitating project shall be located in or adjacent to a historic property, as defined by the National Historic Sites, or a contributing resource to a locally designated historic district will be awarded 3 points.		3	3	3	3	
	Documentation required: Certificate of Appropriateness issued by a historic and date in case of rehabilitating properties, being in the National Register of Historic Places (1) is a nationally designated property or State Historic Preservation Office (SHPO) and location of contributing resources.	71,010					
1.3.	Adaptive reuse. The reuse of a vacant structure or an existing non-residential property, other than the process of making an old site or building for a purpose other than which it was built or designed for, does not apply if the existing structure will be demolished. Will be awarded 2 points.		2	2	2	2	
	Documentation required: Approval of project and/or of the property.	07,004					
1.4.	Site Characteristics		6	6	6		
1.4.1.	Accessibility. Projects for the accessibility of existing sites, in the case of a new site project, that have access improvements aimed at enhancing the mobility of the residents and promoting public transportation will be awarded up to 3 points, as follows:		3	3	3		
	The project provides a accessible and dedicated pedestrian network within the project site to connect the building to a pedestrian entrance to adjacent pedestrian property sites and/or to a public street.		1	1	1		
	Documentation required: Site plan and/or by the project's design (certifying the proposed improvements).	71,011					
	Provided it is not required by a competent authority as an off-site requirement, the project includes the construction or rehabilitation of all new curbside access within the perimeter of the project site adjoining a public roadway, in compliance with applicable accessibility standards and local codes.		1	1	1		
	Documentation required: As prepared drawing certified by the project's designer. If any sign area of the building, outdoor pathways, walkways, accessibility improvements (such as ramps, and proposed improvements or new construction) required to comply with applicable accessibility standards and local codes.	71,012					
	Documentation required: Approval by relevant authority and/or to meet with authority, if applicable.	71,013					
	Documentation required: Letter from competent authority certifying the	71,014					

An applicant may submit a written petition for reconsideration to the Executive Director of the Puerto Rico Housing Finance Authority (PRHFA) within ten (10) calendar days after the notification by mail of the letter denying the application. A copy of the petition for reconsideration must be filed with the PRHFA HOME Program.

The PRHFA shall consider the petition for reconsideration within ten (10) calendar days of filing. If the PRHFA makes a determination upon the merits of the petition for reconsideration, the term to petition for judicial review shall commence as of the date of the notification by mail of the final determination. If the PRHFA takes no action with respect to the petition for reconsideration within ten (10) calendar days of filing, the petition for reconsideration shall be deemed to have been denied outright and the term for judicial review shall commence to run as of that date.

An applicant adversely affected by a decision of the PRHFA, may present a petition for review before the Court of Appeals within ten (10) calendar days after the notification by mail of the letter denying the application, or within ten (10) calendar days after the expiration of the term provided to the PRHFA to consider the petition for reconsideration.

The filing of a petition for reconsideration or a petition for judicial review shall not stop the PRHFA allocation of HOME Funds to successful applicant. The reconsideration and judicial review procedure provided herein shall be the exclusive proceeding to review the merits of a decision of the PRHFA regarding the allocation of HOME Funds pursuant to this Action Plan. Other regulations regarding formal or informal adjudicatory proceedings before the PRHFA are not applicable to HOME Funds allocation decisions.

Selection and notification (conditional): HOME will evaluate the projects according to their specifications, available funds, and their best use. A written notice will be sent to all proponents indicating whether they were selected or not, the results of the threshold evaluation and the score assigned to their proposals. The notice will not confirm the assistance amount and MUST be considered conditional in nature and pending the determinations of the subsidy layering and other reviews of the project.

5. IF ONLY SUMMARY CRITERIA WERE DESCRIBED, HOW CAN POTENTIAL APPLICANTS ACCESS APPLICATION MANUALS OR OTHER STATE PUBLICATIONS DESCRIBING THE APPLICATION CRITERIA? (CDBG ONLY)

Not applicable to the HOME Program- (see CDBG section Above)

6. 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)

Not applicable to the HOME Program- see ESG section Above.

7. IDENTIFY THE METHOD OF SELECTING PROJECT SPONSORS (INCLUDING PROVIDING FULL ACCESS TO GRASSROOTS FAITH-BASED AND OTHER COMMUNITY-BASED ORGANIZATIONS). (HOPWA ONLY)

Not applicable to the HOME Program - See HOPWA Section.

8. DESCRIBE HOW RESOURCES WILL BE ALLOCATED AMONG FUNDING CATEGORIES.

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.

ACTIVITY NAME: HOMEBUYERS ASSISTANCE

HOME Allocation: \$0.00 (served with funds available from previous years)

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

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

Permanent financing would be secure through a private financial institution or the Puerto Rico Department of Housing. The subsidy per family is up to \$45,000.00.

Nevertheless, the amount of the subsidy to be awarded could be higher if the subsidy layering analysis done to the family in compliance with 24 CFR 92.250(b), justify a higher subsidy.

On this basis, the Government Program will be able to consider the approval of individual homebuyer activity with a sale price up to the Homeownership Sales Price Limits published by HUD for every Municipality yearly. This value varies in each publication and depending of the property's location.

In order to qualify as homebuyer, the applicant should meet the criteria mentioned below:

- a. To qualify as a low income family in the municipality where he/she is interested in purchasing the housing unit. Eligible families are Section 8, public housing, private tenants and married or unmarried couples looking to relocate because of marriage or job replacement. We encourage single parents, handicapped and elderly looking for secure housing opportunities. Income eligibility will be determined using Annual Gross Income as defined in 24 CFR Part 5. We also encourage occupation in Projects financed by the

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Puerto Rico Department of Housing if of any interest by the solicitants of the Home Program.

- b. To look into the housing market and request a sale offering from the owner seller once the family has decided on a property.
- c. To request a pre-qualification from a mortgage bank, calculating the equity available for down payment, the amount of Home funds needed for down payment assistance and the monthly mortgage.
- d. To obtain the final eligibility and subsidy analysis form the Commonwealth Home Program, in order to obtain the final program commitment. Individualized analysis and criteria per family will take place in this step.
- e. To qualify in the Home Program solicitants must be living in Puerto Rico for at least one year and the head of household and co-head must be American Citizens.
- f. The homebuyer will execute a lien through covenants running with the property and deed restrictions for the affordable period, calculated for funds invested in the unit. The share will be secure in compliance with section 24 CFR 92.254 (affordability terms). HOME assistance could be matched with any other state, federal or municipal subsidy.

ACTIVITY NAME: REHAB OR NEW CONSTRUCTION BY OWNER
HOME Allocation: \$0.00 (served with funds available from previous years)

Description: The scope of this activity is to promote the rehabilitation of a substandard Homeowner unit, or the replacement of such unit if it is unsound or represents an environmental hazard, in compliance with the state and local codes. This would maintain the existing housing stock for Homeownership tenure, increase the supply of safe, sound, and sanitary dwellings available to low and very-low-income families, and help them improve their quality of life. In order to meet the activity objective, the Commonwealth HOME Program will receive applications that comply with the state and local codes and under the following criteria:

- a. Very Low- and Low-income families with preference to families displaced by natural disasters, for example hurricanes, tropical storms and earthquakes, people over 65 years old and people with special health conditions (debridden).
- b. In the case of minor or specialty repair if they are required to bring units up to applicable codes and standards and comply with minimum investment thresholds per HOME-assisted unit in a project;
- c. Moderate and substantial rehabilitation, which include rehabilitating all items that do not meet code or may involve substantial repairs throughout the home in order to bring it up to code and to improve the overall livability and functionality of the unit, given that subsidy limits established by Home are not exceeded (221 (d) (3).
- d. Noncompliance of Section 8- Housing Quality Standards;
- e. Structural deterioration of the dwelling, for instance: current rehabilitation will exceed 25% cost of the unit;
- f. Architectural barrier removal for persons with physical impediments that need reasonable accommodation.
- g. Construction of additional bedrooms to clear overcrowding.
- h. The homebuyer will execute a lien through covenants running with the property and deed restrictions for the affordable period, calculated for funds invested in the unit. The share

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- will be secure in compliance with section 24 CFR 92.254 (affordability terms). HOME assistance could be matched with any other state, federal or municipal subsidy.
- i. To qualify in the HOME Program, solicitants must residents of Puerto Rico and the head of household and co-head must be American Citizens.
 - j. Any reconstruction may not be greater than the Homeownership Sales Price Limits under 1 unit new construction values per Municipality.
 - k. All Properties to be eligible must be 1 unit.

Very Low and Low-income families will receive a grant from the Commonwealth HOME Program depending of the number of bedrooms for the rehabilitation of the dwelling.

The property may not have any lien on the title. The title must be under the name of the Home program participant(s).

Any additional cost beyond the subsidy limit needed to complete the rehabilitation of the HOME would be obtained by the participant.

ACTIVITY NAME: REHAB OR NEW CONSTRUCTION FOR MULTIFAMILY RENTAL DEVELOPMENT
HOME Allocation: \$14,141,041.20

Description: HOME funds will be distributed as a grant to provide incentives or a direct loan to developers in order to reduce financing expenses in the construction loan.

The rental construction, rehabilitation, or conversion will be carried out in compliance with sections 24 CFR 92.205 (eligible activities), 92.206 (eligible project costs), 24 CFR 92.251, state and local construction codes, among others. Eligible project costs will be evaluated by the HOME staff, with the Reasonable Cost Certification issued by the HOME Program.

The amount of the subsidy to be awarded will be granted after the subsidy layering analysis is done to the project in compliance with 24 CFR 92.250 (b).

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

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

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

The PRHFA will annually announce the maximum monthly rents approved by HUD, as well as disclose the utilities allowances for HOME-assisted rental projects.

There are two HOME rents applicable to the HOME program:

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

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

- Thirty (30) percent of the tenant's monthly adjusted income, or thirty (30) percent of the annual income of a family, whose income equals 50 % of median income (Low **HOME** Rent), or if a project has a Federal or Commonwealth project-based rental subsidy and the tenant pays no more than 30 percent of his or her adjusted income toward rent, the maximum rent may be the rent allowable under the project-based rental subsidy program.
- Rental developers are advised that the payment standard applicable to the **HOME** Program is the High or Low **HOME** rent established by HUD for the market areas defined in Puerto Rico. The payment standard includes the utilities that should be paid by the landlord. In case the tenant pays any of these utilities, the contract rent executed by the tenant should discount the amount paid for such utilities. The **HOME** Program will use the utilities adopted by the PRDOH Section 8 Program.
- This activity significantly boosts the housing construction industry by developing new rental housing Island-wide.

ACTIVITY NAME: TENANT-BASED RENTAL ASSISTANCE (TBRA) (NUEVO COMIENZO)

HOME Allocation: \$0.00 (served with funds available from previous years)

Description: Assistance from 12 to 24 months in rental vouchers with preference to families displaced by victims of domestic violence and natural disasters, for example hurricanes, tropical storms and earthquakes. Rental vouchers may be extended beyond the 24 months period depending on the specific situation of the family assisted and availability of funds.

ACTIVITY NAME: HOME PROGRAM PLANNING AND ADMINISTRATION

HOME Allocation: \$1,571,226.80

Description: The scope of this activity is to provide the framework to support planning and administrative roles exclusively for the HOME Program.

10% of the total allocation of HOME Program funds for PY 2021 will be used to cover reasonable administrative and planning costs for general management and coordination of the program, and other eligible costs in accordance with 24 CFR Part 92.207

9. DESCRIBE THRESHOLD FACTORS AND GRANT SIZE LIMITS.

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.

10. WHAT ARE THE OUTCOME MEASURES EXPECTED AS A RESULT OF THE METHOD OF DISTRIBUTION?

The following are the HOME Program Outcome Measures:

- Homebuyer \$0.00 – A total of 12 homebuyers (served with funds available from previous years). However, this amount of homebuyers served may increase.
- Rehab or New Construction by Owner \$0.00 – A total of 14 housing units (served with funds available from previous years). However, this amount of housing units served may increase.
- Multifamily Rental Dev. \$14,141,041.20– A total of 80 housing units.
- Tenant-Based Rental Assistance (TBRA) - \$0.00 – A total of 20 families (served with funds available from previous years). However, this amount of families served may increase.

AP-50 Geographic Distribution – 91.320(f)

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 (2017-2021) shows that 98.8% of the statewide population are from hispanic or latino origins and that from this percentage, 96.7% 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 2023 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