

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: <u>Puerto Rico Public Housing Administration</u> PHA Code: <u>RQ005</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>July 2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>53,607</u> Number of Housing Choice Vouchers (HCVs) <u>12,896</u> Total Combined Units/Vouchers <u>66,476</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The PHA Annual Plan and associated documents are available for review at Central Office located in San Juan at the Office of the HCVP Coordinator of Subsidized Housing or at the Strategic Planning Office. . The physical address is 606 Juan C. Cordero Davila Building, Barbosa Avenue, 9th and 5th floor, San Juan, Puerto Rico or webpage http://www.avp.pr.gov.</p> <p>The PRPHA-RQ005 administers 12,896 vouchers trough-out the island with nine (9) Regional Offices. They are located at:</p>

A.1

- **Aguadilla Regional Office** can be reach at (787) 759-9407 ext. 5811 and serves the following (9) municipalities: Aguadilla, Aguada, Isabela, Quebradillas, Moca, San Sebastian, Lares, Añasco and Rincón.
- **Arecibo Regional Office** can be reach at (787) 759-9407 ext. 2514 and serves the following (11) municipalities: Camuy, Arecibo, Hatillo, Utuado, Barceloneta, Florida, Manatí, Vega Baja, Vega Alta, Morovis and Ciales.
- **Bayamón Regional Office** can be reach at (787) 759-9407 ext. 5808 and serves the following (8) municipalities: Bayamón, Dorado, Toa Baja, Toa Alta, Corozal, Naranjito Cataño and Comerío.
- **Caguas Regional Office** can be reach at (787) 759-9407 ext. 2711 and serves the following (8) municipalities: Caguas, Barranquitas, Cidra, Cayey, Aguas Buenas, Gurabo, Aibonito and Salinas.
- **Carolina Regional Office** can be reach at (787) 759-9407 ext. 2124 and serves the following (9) municipalities: Carolina, Trujillo Alto, Loíza, Canovanas, Luquillo, Río Grande, Fajardo, Culebra and Vieques.
- **Humacao Regional Office** can be reach at (787) 759-9407 ext. 3026 and serves the following (11) municipalities: Humacao, Ceiba, San Lorenzo, Arroyo, Patillas, Maunabo, Guayama, Juncos, Las Piedras, Yabucoa and Naguabo.
- **Mayaguez Regional Office** can be reach at (787) 759-9407 ext 2806 and serves the following (9) municipalities: Mayaguez, Hormigueros, Lajas, Cabo Rojo, San Germán, Sabana Grande, Maricao, Las Marías.
- **Ponce Regional Office** can be reach at (787) 759-9407 ext. 2311 and serves the following (11) municipalities: Ponce, Yauco, Guayanilla, Peñuelas, Adjuntas, Jayuya, Orocovis, Villaba, Coamo, Juana Díaz and Santa Isabel.
- **San Juan Regional Office** can be reach at (787) 274-2527, (787) 759-9407 ext. 4007 and serves (2) municipalities: San Juan and Guaynabo.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

- | | | |
|-------------------------------------|-------------------------------------|--|
| Y | N | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Financial Resources. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rent Determination. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Operation and Management. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Grievance Procedures. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homeownership Programs. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Community Service and Self-Sufficiency Programs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Safety and Crime Prevention. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Pet Policy. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Asset Management. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial Deviation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Significant Amendment/Modification |

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Housing need and strategies to address housing need Projections from the US Census Bureau are revealing and indicate that the increasing trend in the elderly population will continue, which according to Census projections for the year 2020, the population aged 60 and over will represent 25.9 percent of the total population of the island. That is, a quarter of the population will be older. It is expected that by the year 2050, 37.2 percent of the population will be people aged 60 and over.

Population projections of 60 years or older
Puerto Rico
Years 2000 - 2050

YEARS	POPULATION OF 60 YEARS OR MORE	POPULATION TOTAL	% OF POPULATION 60+
2000	585,701	3,813,278	15.4
2010	760,075	3,725,789	20.4
2014	823,070	3,620,897	22.7
2020	910,573	3,519,901	25.9
2030	1,036,523	3,414,456	30.4
2040	1,101,290	3,225,607	34.1
2050	1,110,968	2,984,291	37.2

Source: U.S. Census Bureau, International Database.

As part of the initiatives to increase the inventory of public housing projects and attend to the growth in the elderly population, PRPHA acquired the following projects:

- Villas at Esmerald Vista -94 units

B.1 To meet the growing demand for housing, the Public Housing Administration plans to continue the evaluation of existing housing projects and land for future development to increase the existing inventory as necessary, in order to continue providing housing with decent and safe in accordance with applicable building codes.

WAITING LIST DEMOGRAPHIC REPORT

MUNICIPALITIES	Total Families with Disability	Total Families Elderly	Total Families with Children Less 18	Total Families Single Mom
Aguada	12	85	112	91
Aguadilla	25	181	170	133
Añasco	2	14	16	13
Isabela	9	13	226	169
Moca	7	30	63	54
Rincón	1	32	22	21
San Sebastián	5	30	38	31
Arecibo	10	56	70	49
Barceloneta	7	37	79	59
Camuy	1	31	24	21
Ciales	1	4	17	15
Florida	0	9	13	8
Hatillo	0	19	27	24
Lares	1	0	13	10
Manatí	1	10	39	31
Morovis	0	5	10	8
Quebradillas	0	6	9	6
Utua	13	78	36	25
Vega Alta	11	50	91	73
Vega Baja	6	39	66	58
Barranquitas	41	45	75	53
Bayamón	33	157	286	233
Cataño	17	107	224	189
Comerio	9	36	43	35
Corozal	14	23	46	31
Dorado	7	33	121	98
Guaynabo	10	66	149	125
Naranjito	7	20	45	32
Orocovis	15	17	34	22
Toa Alta	12	34	155	117
Toa Baja	9	85	178	146
Aguas Buenas	2	6	14	11
Caguas	19	151	93	73
Cayey	13	42	149	111
Cidra	2	9	39	30
Gurabo	5	23	9	5
Juncos	1	8	7	6

B.1	San Lorenzo	3	16	16	13
	Canóvanas	21	99	250	200
	Carolina	54	581	338	286
	Fajardo	10	55	129	97
	Loíza	2	11	37	32
	Luquillo	5	26	44	40
	Rio Grande	6	38	88	72
	Trujillo Alto	6	15	48	39
	Vieques	2	9	51	38
	Aibonito	2	15	15	11
	Arroyo	4	19	14	11
	Cayey	0	0	1	1
	Coamo	5	36	32	20
	Guayama	4	36	59	46
	Patillas	5	21	46	35
	Salinas	7	51	59	47
	Ceiba	9	9	30	27
	Humacao	16	21	17	9
	Las Piedras	17	13	27	17
	Maunabo	11	21	24	15
	Naguabo	7	9	38	30
	Yabucoa	11	14	14	9
	Cabo Rojo	0	5	18	16
	Guánica	4	16	10	5
	Hormigueros	0	3	8	8
	Lajas	1	18	7	5
	Las Marías	0	1	6	3
	Maricao	0	1	3	2
	Mayagüez	7	35	65	56
	Sabana Grande	2	7	12	11
	San German	4	4	5	5
	Adjuntas	11	45	47	31
	Guayanilla	8	23	42	33
	Jayuya	10	23	47	32
	Juana Diaz	9	12	33	27
Peñuelas	8	24	38	29	
Ponce	19	179	199	158	
Santa Isabel	5	13	44	36	
Villalba	6	9	17	15	
Yauco	7	26	27	20	
San Juan	30	334	284	237	
TOTAL	666	3484	5097	4040	

B.1

WAITING LIST FOR QUARTERS OR MUNICIPALITES

Municipalities	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Total
Aguada	0	286	63	73	13	0	435
Aguadilla	0	822	125	62	20	4	1,033
Añasco	0	47	8	4	5	0	64
Isabela	0	0	32	240	2	0	274
Moca	0	184	42	29	8	0	263
Rincón	0	101	14	8	3	0	126
San Sebastián	0	123	26	12	4	1	166
Arecibo	0	326	47	29	10	1	413
Barceloneta	0	168	64	27	3	0	262
Camuy	0	140	22	6	3	0	171
Ciales	0	27	13	4	3	3	50
Florida	0	55	9	6	0	0	70
Hatillo	0	154	21	9	4	0	188
Lares	0	2	2	15	0	0	19
Manatí	0	63	26	17	5	1	112
Morovis	0	27	7	3	2	0	39
Quebradillas	0	67	7	3	0	0	77
Utua	0	183	29	17	6	0	235
Vega Alta	0	199	62	22	22	2	307
Vega Baja	0	143	38	35	11	0	227
Barranquitas	0	133	51	27	17	5	233
Bayamón	0	1,058	247	135	30	2	1,472
Cataño	0	528	176	112	13	2	831
Comerio	0	82	17	16	10	4	129
Corozal	0	90	34	17	5	1	147
Dorado	0	134	77	50	12	3	276
Guaynabo	0	248	127	68	23	3	469
Naranjito	0	66	28	17	5	3	119
Orocovis	0	63	20	11	8	3	105
Toa Alta	0	145	97	73	21	0	336
Toa Baja	0	190	110	74	25	0	399
Aguas Buenas	0	37	6	4	4	0	51
Caguas	0	875	99	50	6	1	1,031
Cayey	0	170	81	165	1	0	417
Cidra	0	41	33	22	1	0	97
Gurabo	0	107	9	1	1	1	119
Juncos	0	80	7	2	1	1	91
San Lorenzo	0	90	18	7	0	0	115
Canóvanas	0	394	183	121	26	2	726
Carolina	0	1,568	299	164	35	1	2,067

B.1	Fajardo	0	189	60	71	25	3	348
	Loíza	0	78	17	17	4	1	117
	Luquillo	0	144	28	21	7	0	200
	Rio Grande	0	189	54	44	8	1	296
	Trujillo Alto	0	167	30	18	13	1	229
	Vieques	0	33	34	24	3	1	95
	Aibonito	0	70	9	7	3	0	89
	Arroyo	0	96	11	6	6	0	119
	Cayey	0	0	0	1	0	0	1
	Coamo	0	188	18	11	8	1	226
	Guayama	0	230	37	29	11	0	307
	Patillas	0	101	39	13	12	1	166
	Salinas	0	180	36	28	4	0	248
	Ceiba	0	49	27	3	2	0	81
	Humacao	0	166	11	6	0	0	183
	Las Piedras	0	104	21	4	7	2	138
	Maunabo	0	62	21	16	0	0	99
	Naguabo	0	91	29	18	1	0	139
	Yabucoa	0	48	18	6	1	0	73
	Cabo Rojo	0	29	6	12	4	0	51
	Guánica	0	52	6	0	4	0	62
	Hormigueros	0	29	5	5	2	1	42
	Lajas	0	58	1	2	8	1	70
	Las Marías	0	6	1	5	0	0	12
	Maricao	0	5	2	1	1	0	9
	Mayagüez	0	242	25	36	16	3	322
	Sabana Grande	0	39	2	2	8	0	51
	San German	0	29	2	2	2	0	35
	Adjuntas	0	94	41	3	11	1	150
	Guayanilla	0	97	26	26	2	2	153
	Jayuya	0	77	30	28	2	4	141
	Juana Diaz	0	101	32	10	3	0	146
	Peñuelas	0	76	22	16	8	0	122
	Ponce	0	1,105	160	88	24	5	1,382
Santa Isabel	0	61	31	27	4	0	123	
Villalba	0	65	11	5	5	0	86	
Yauco	0	122	18	13	3	0	156	
San Juan	0	2,961	271	100	39	2	3,373	
TOTAL	0	16,649	3,568	2,481	629	74	23,401	

B.1 (c) The PHA must submit its Deconcentration Policy for Field Office review.

Deconcentration and other policies governing Eligibility, Selection, and Admission.

View ACOP, see attached # 1

VAWA:

View ACOP, see attached # 1

Rent Determination

View ACOP, see attached # 1

Operation and Management

View ACOP, see attached # 1

Grievance Procedures

View ACOP, see attached # 1

Community Service and Self-Sufficiency Programs

View ACOP, see attached # 1

Pet Policy

View ACOP, see attached # 1

Financial Resources

In accordance with PIH Notice 2018-03, PRPHA intends to use up to 20% of its Operating Subsidy for capital fund activities.

View PRPHA funds see attached # 2

Objectives of the Voucher Program for Free Choice of Housing (Section 8) in the Granting of Housing

AVP's goal in administering the Housing Choice Voucher Program is to provide subsidies so that low-income families can obtain decent, safe, and sanitary housing. The number of families served is limited by the number of vouchers, available funds, the PVP budget, and the availability of suitable housing.

The Housing Choice Voucher Program (Section 8) provides participating families the choice of housing opportunities by subsidizing rental payments to private landlords. Through this program, AVP helps low-income families obtain quality housing within AVP's geographic jurisdiction, which includes all municipalities located in Puerto Rico.

B.1 Administration and Operations.

Section 8

• **Special Program Vouchers will be addressed based on family needs as follows:**

- Unification Familiar (FUP)
- Homeownership Program
- HUD-VASH
- Emergency Housing Vouchers (EHV)
- Mainstream Vouchers

Project Based Voucher:

AVP provides PBV to 38 projects, 2,869 housing units that are divided into Elderly and Multifamily. PBVs assist older adults, disabled people, and mixed-income families. The projects are located in different municipalities on the island and offer various service alternatives for their residents. Citizens who are interested in locating in the PBV can do so by completing the online Pre-Application or appearing directly at any of the nine (9) Regional Offices that the Program has.

Project based:

Project Name	Municipality	Number of Units	Project Type
Golden Living Barceloneta	Barceloneta	91	Elderly
Panorama Gold	Bayamón	168	Elderly/Disable
San Miguel Elderly	Bayamón	82	Elderly/Disable
Laderas del Río Elderly	Bayamón	50	Elderly/Disable
Cont.			
Project Name	Municipality	Number of Units	Project Type
Cabo Rojo Elderly	Cabo Rojo	88	Eld/Dis
Notre Dame Elderly	Caguas	88	Elderly/Disable
Galeria Urbana	Caguas	25	Multifamily
Villas del Peregrino	Caguas	25	Elderly
Remanso Elderly	Carolina	31	Elderly
Golden Living Cidra	Cidra	120	Elderly/Disable
San Blas Aparatments	Coamo	68	Elderly/Disable
Condominio Monteflor	Comerio	33	Elderly/Disable
Égida Florida	Florida	72	Elderly/Disable
Égida de la Asociación de Miembros de la Policia de Puerto Rico en Guaynabo	Guaynabo	52	Elderly
Monserate Elderly	Hormigueros	34	Elderly
Vistas del Boulevard	Humacao	28	Multifamily
Hogar Manuel Mediavilla Negrón II	Humacao	90	Elderly/Disable
El Dorado Elderly	Juana Díaz	83	Elderly/Disable
Las Piedras Elderly	Las Piedras	123	Elderly
Paseo Samaritano	Las Piedras	60	Multifamily
Loiza Elderly	Loiza	120	Elderly/Disable

B.1	Égida de la Asociación de Miembros de la Policía de Puerto Rico en Maunabo	Maunabo	67	Elderly
	San Fernando Elderly Center	Mayagüez	29	Elderly
	Morovis Elderly	Morovis	92	Elderly/Disable
	Égida del Bosque	Patillas	120	Elderly/Disable
	Inmobiliaria La Trinidad	Ponce	49	Elderly/Disable
	Rio Dorado Elderly	Rio Grande	86	Elderly
	Portal de San Germán	San Germán	56	Multifamily
	Égida Enfermeras	San Juan	81	Elderly/Disable
	Los Angeles Housing	San Juan	124	Elderly/Disable
	Golden Residence @ The Village	San Juan	140	Elderly/Disable
	Ciudad Lumen	San Juan	140	Elderly
	Reinassance Square (Multi-stage) Las Gladiolas	San Juan	28	Multifamily
	Bayshore Villas (Multi-stage) Puerta de Tierra	San Juan	33	Multifamily
	La Inmaculada Elderly Center	San Juan	48	Elderly
	Égida Santa Isabel	Santa Isabel	120	Elderly/Disable
	Palacio Dorado	Toa Alta	103	Elderly/Disable
	Suarez Sandin	Vega Baja	22	Elderly/Disable
TOTAL			2,869	

▪ **Moderate Rehabilitation Program**

Nombre del Proyecto	Municipio	Número de Unidades	Tipo de Proyecto
Alameda Tower I y III	San Juan	162	Multifamily
Hogar Amparo (SRO)	San Juan	83	Single Room Occupancy
Apartamentos Luna	Juncos	12	Multifamily
TOTAL		257	

As part of efforts to increase unit inventory and address senior population growth, AVP announced a Request for Proposal (RFP) to award PBV to existing affordable units that were occupied by seniors. As a result of the Request for Proposal, the AVP was able to grant subsidies to nine (9) Projects, adding 453 additional homes to the inventory.

This year a new contract (HAP) will be signed to provide subsidies to 56 housing units for seniors in the municipality of Arecibo. This project arises from the Request for Proposals Process carried out by the AVP.

Recently the AVP inaugurated the Hogar Manuel Mediavilla Negrón II Project in the Municipality of Humacao. This project consists of 90 housing units aimed at seniors aged 62 or older, with low incomes. Currently, the Program is working with the occupation of the 90 units.

B.2**New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Modernization / Development**Demolition**

- Diego Zalduondo (RQ 3055 y AMP 005005023P) – Total Demolition
- Mattei III- DEMO (RQ 5246 y AMP 005009007P) – Total Demolition

Modernization

- Bella Vista (RQ 3101 y AMP 005002005) - Comprehensive Modernization
- El Taíno (RQ 5202 y AMP 005006032) - Comprehensive Modernization (Additional Funds)
- Cuesta Vieja (Phase I) (RQ 5149 y AMP 005001008) - Comprehensive Modernization (Additional Funds)

Projects with Funding of FEMA DISASTER ASSISTANCE GRANT DR-4339

- As a second phase of the FEMA Program, construction services are going to be procured for an additional small group of 13 projects within 9 municipalities. The implementation budget equals \$72 million and, due to minor reparations included in the Scope of Services, no design plans are required.
- As the third phase of the FEMA Program, cost proposals are being requested from pre-qualified A&E Firms (AVP-RFQ-18-19-01 A/E Design Services) for a total of 134 projects. Total implementation costs for these projects are estimated at \$782.9 million with an impact on 49

B.2

municipalities. Total design fees projections equal \$61.6 million. Design plans for recreational facilities are being requested as an initial phase.

Hot Waterline Projects

- El Carmen Phase 1 (RQ- 4010 / AMP 005008015)
- Columbus Landing Phase 1 (RQ-4001 / AMP 005008007)
- Franklin Delano Roosevelt II Phase 1 (RQ-7002 / AMP 005008009)
- Virgilio Dávila (RQ-3017 / AMP 005003001) – Phases 1 y 2
- José C. Barbosa (RQ-3096 / AMP 005003002)
- Ernesto Ramos Antonini (RQ-1017 / AMP005009023P)
- Dr. Jose N. Gándara (RQ-1010 / AMP005009016P)
- Padre Nazario (RQ3044 / AMP005009005P)
- Jardines de Guaynabo (RQ-3045 / AMP 005003025)
- Zenón Díaz Valcárcel (RQ-3026 / AMP 005003024)
- Luis Llorens Torres –El Medio - (RQ 7008 y AMP 005010008)

Structural Evaluations for PRPHA Projects

- **Scope of Work:** A structural evaluation is needed to begin working with the analysis of some PRPHA projects to determine the possible vulnerability of public housing structures to future seismic events in Puerto Rico. In this Phase, we will be working with the PRPHA projects that were occupied in or before the year 1970. The structural evaluation consists to perform the necessary visual evaluation of the buildings structural system (including the footings), available’ s drawings and specification, to perform preliminary non-destructive and destructing testing in the concrete and reinforcement steel, and with this information to perform an evaluation to determine the characteristics of the existing buildings structural system to resist a seismic event, and to determine if it is needed a structural retrofit to avoid their collapse in the event of a major seismic event.
- **Time:** It is proposed to contract through the different PRPHA Managing Agents who are in charge of these projects. Taking into consideration the contracting processes, the workload of the managing agents and the shortage of technical staff available to carry out these works, we estimate that they can be completed in a period of 36 months once the services are contracted.
- **Cost:** Taking into consideration that we have 153 PRPHA projects that were occupied in or before 1970 and that an estimated cost for these studies is \$45,000, we would have to budget the total of \$6,885,000.
- **Development of Structural Study Guidelines –** It is necessary to contract a structural engineering firm to develop a structural study guideline according to the applicable structural codes and regulations to provide the administrator agents of public housing projects a base to request the corresponding study for every project. The budget for this study is estimated in \$60,000.00

Section 8

PRPHA would like to serve more families that are elderly, disabled, homeless, living in substandard or overcrowded housing, or are severely rent burdened (paying 50% or more of household income towards rent. More households could be served if the HCV program adopted the low-income limit (80% of AMI) for these populations.

This is consistent with the most recent Puerto Rico Consolidated Plan. According to the Plan:

- 72% of all renters in Puerto Rico are rent burdened. These are primarily elderly households and families with children.
- There are approximately 124,000 households paying more than 50% of their income towards housing costs.
- It is estimated that approximately 66,000 households live in substandard housing and approximately 25,000 reside in overcrowded conditions.
- In recent years, rents have increased 13% throughout Puerto Rico.

B.3**Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

Property Management

- Coordinate, direct and supervise the intervention and compliance activities of Public Housing properties, in order to verify that the agents and managing municipalities comply with the established federal state laws, regulations, standards, procedures and public policies. (Code Federal Regulation - 24 CFR)
- Continue with interventions through monitoring in the following areas: Pre-REAC (24 CFR 902.5), Health & Safety (24 CFR 7.703), Physical Aspect (24 CFR 902.21), General Inspection of Common Areas (24 CFR 5.703 e), Unit Inspection (24 CFR 5.703 d), Site Inspection (24 CFR 5.703 a), Building Inspection (24 CFR 5.703 b), Systems Inspection (24 CFR 5.703 c).
- Continue interventions in Emergency and Regular Service Requests (24 CFR Chapter IX 901.5), Project Accounting (24 CFR 902.9), Asset Management (24 CFR 990), Occupancy (24 CFR 960.253; Part 966, 966.4, 351345), inventory verification, compliance monitoring, among others. Guaranteeing optimal conditions in the housing units and ensuring that the provision of services is of quality in accordance with HUD regulations.
- Review of preventive, routine and emergency maintenance reports and the efforts made to comply with the rental terms of the units, project accounting, occupancy reports, annual reexaminations, EIV (Enterprises Income Verification) verification.
- Corroborate the activities, findings and reports submitted by Agents and Managing Municipalities through interviews, interventions in projects and inspections of public housing properties.
- Use the Yardi Voyager program to validate the reports submitted by Agents and Municipal Administrators, related to the maintenance area.
- Coordinate and review public housing properties under the Tax Credit program under periodic interventions to ensure compliance with contracts with investors and the Public Housing Administration.
- Train Agents and Municipal Administrators on the laws, norms, procedures and public policy applied in the AVP.
- Workshops in the areas of Asset Management and Preventive Maintenance.
- Keep staff trained with work tools that facilitate tasks and focus on achieving all goals.
- Complaints or grievances – Complaints from tenants and/or agencies regarding maintenance problems in the projects will be received, recorded, tracked, evaluated, repaired and followed up.
- Monitoring of service requests generated through the resident portal in the Yardi Voyager program and referring them for pertinent action by the Agent or Municipal Administrator.
- VCA – perform or assist in the needs assessment audit and reasonable accommodation audit.
- VCA – Provide support in relation to accessible units, organizational chart and special procedures, contingency plan, compliance team and findings workshops.

B.3

- VCA – Semiannual Evaluation and Validation Monitoring of the Needs Assessment Report NAR and Reasonable Accommodation Report RAP reports.
- Emergency Management: Provide support in emergency situations according to the Governor's orders.
- Evaluate requests for funds for the acquisition of equipment and ordinary improvements in Public Housing Administration projects, according to the particular needs of each project.

GOALS OF THE PUBLIC HOUSING ADMINISTRATION

- Rehabilitation plan for vacant units that are not available to occupy.
- Monitoring of Agency personnel, Agents and Municipal Administrators related to the service and inspection request module through the Yardi Voyager operating system.
- Continue training Asset Management Bureau employees for the inspection module in the Yardi Inspections Mobile TM program.
- Update work tools and equipment for Contract Monitoring Officers for better performance and work performance.
- Impact all public residential areas for monitoring of physical aspects, whether regular monitoring or Pre-REAC of 2024.
- Recruit personnel for the position of Contract Monitoring Officer and Principal Contract Monitoring Officer for all areas managed by the Property Bureau to obtain better oversight in public residential areas.
- Complete the full acquisition of carbon monoxide (CO) detectors and smoke detectors for all residence hall bedrooms under the new National Standards for the Physical Inspection (NSPIRE) of the Real Estate Assessment Center (REAC) program.

ACTION PLAN IMPROVE REAC SCORE

- Analysis and monitoring of all corrective actions submitted by Agents and the Municipality for the deficiencies indicated in the REAC 2022 and 2023 inspections, emphasizing projects that obtained less than 80 points.
- Identify the projects that will be inspected in REAC 2024 to outline work plans.
- Monitoring of the Pre-REAC 2022 and 2023 monitors for corrective action on the defects indicated by personnel from the Property Bureau.
- Prepare logistics to carry out a Physical Aspect inspection including site, buildings, systems and units in the identified projects starting in January 2024.
- Analysis of the inspection summary report of REAC inspections to avoid or minimize the same deficiencies from being pointed out again.
- In conjunction with the Project Development and Construction Area, analyze the Physical Needs Assessment (PNA) to identify the most pressing and immediate needs.

B.3

- Evaluate and recommend operational budget requests to carry out work to correct deficiencies that affect the inspection score.
- Technical assistance to agents and administering municipalities in the new regulations, especially the National Standards for the Physical Inspection (NSPIRE) of REAC.
- Hold meetings with agents and municipal administrators to outline the work plan to follow and provide guidance on important aspects during inspections.
- Support agents and administrative municipalities in following up on referrals or complaints made in various government agencies such as; AAA, PREPA, DRNA and Municipalities

IMPLEMENTATION

- The Physical Needs Plan (PNA) specifically in line 3.0 of immediate improvements must be consistent with the request for replacement of existing equipment.
- Periodic initial and follow-up visits to Public Housing Administration (AVP) projects in order to evaluate their performance in all operational areas, investigations of complaints, requests for funds, compliance with VCA and special works.
- Carbon monoxide (CO) detectors and smoke detectors in residential bedrooms under the NSPIRE program.

ACHIEVEMENTS

- With the implementation of Yardi Voyager during the year 2022-2023, a total of 689,706 work orders were created, and 673,868 were completed during the said period. This represents a total of 97.70% completion.
- A total of 50,690 units were inspected during the year 2022-2023 with the full implementation of the Yardi Inspections Mobile module, representing a total of 99.73% of the total units available for inspection.
- 99.94% of buildings and 100% of sites in public housing projects were inspected.
- In relation to the installation of carbon monoxide (CO) detectors for residential properties under the (NSPIRE) program, as of December 31, 2023, 96.72% were installed.
- Significant decrease in the total of the original findings due to VCA monitoring by the Managing Agents and the Municipality of Camuy represented by 69.77% for the AVP.
- Reduction of documents and time by the Managing Agents and Municipality of Camuy during the closing process of the 2022-2023 fiscal year by using the reports created in Yardi for Service Requests and Annual Inspection as tools.
- Acquisition of mobile devices for the staff of the Asset Management Bureau for physical inspections of units, buildings and Site.
- All personnel in the Project Management Area were trained and certified under the NSPIRE of REAC program.

B.3 Development and Construction Area

Projects with Funding of FEMA DISASTER ASSISTANCE GRANT DR-4339

- We started working on the projects under the first phase of the FEMA program, 52 municipalities will be impacted with a total budget of \$341.4 million.
- Parque Sultana (RQ 5245 and AMP 005008023P) – Roof Waterproofing and exterior painting works (7 residential buildings and an administrative office building) and construction of chain link fence in the perimeter of the project (in the area near buildings 1, 4, 5 and 7) - \$2,072,277.22.
 - Repair work of perimeter fence: Completed.
 - Roof waterproofing work: Completed.
 - Exterior Painting: In progress (65% of completion). Expected termination date: February 10, 2024.
 - Project was amended by FEMA to include repairs to the basketball court.
- Las Muñecas (RQ 5162 and AMP 005001011P) – Roof waterproofing, exterior painting, and other miscellaneous works.
 - Total implementation cost = \$7,618,325.72
 - Obligated amount = \$7,618,325.72
 - Independent Cost Estimate (ICE) = \$5,663,310.42
 - Bid awarded by the Program Manager (Custom Group) on December 20, 2023. Pending bonds and certifications submission from General Contractor. Contract to be signed in January 2024.
 - Design-build contract amount = \$5,152,924.00
- Guarionex (RQ 5129 and AMP 005002023) – Roof waterproofing, exterior painting, and other miscellaneous works.
 - Total implementation cost = \$5,606,725.93
 - Obligated amount = \$5,606,725.93
 - Independent Cost Estimate (ICE) = \$ 3,662,475.62
 - Bid awarded by the Program Manager (Custom Group) on December 15, 2023. Pending signature of contract (January 2024).
 - Contract amount = \$3,859,165.00
- Alturas de Isabela (RQ 5100 and AMP 005001013) – Roof waterproofing, exterior painting, and other miscellaneous works.
 - Total implementation cost = \$7,739,651.72
 - Obligated amount = \$7,739,651.72
 - Independent Cost Estimate (ICE) = \$5,031,727.22
 - Bid awarded by the Program Manager (Custom Group) on December 15, 2023. Pending signature of contract (January 2024).
 - Contract amount = \$5,241,991.00
- Manuel Roman Adames (RQ 3038 and AMP 005002010) – Roof waterproofing, exterior painting, and other miscellaneous works.
 - Total implementation cost = \$4,341,479.38
 - Obligated amount = \$4,341,479.38
 - Independent Cost Estimate (ICE) = \$2,944,444.37
 - Bid awarded by the Program Manager (Custom Group) on December 15, 2023. Pending signature of contract (January 2024).

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- Contract amount = \$3,141,858.00
- The following projects -including mostly roof repairs and exterior paint works- are undergoing bid process for design-build contracts:
 - Rincón Taino (RQ 5144 and AMP 005006031)
 - Puerta de Tierra II (RQ 5311 and AMP 005010060)
 - Práxedes Santiago (RQ 3041 and AMP 005006008)
 - La Alhambra (RQ 5096 and AMP 005003008)
 - Parque San Agustín (RQ 5246 and AMP 005010004)
 - Jardines de Country Club (RQ 5013 and AMP 005010024)
 - Torres del Río (RQ 5196 and AMP 005007008)
 - Villa Esperanza (RQ 5035 and AMP 005010037)
 - Villa del Caribe (RQ 3062 and AMP 005007009)
 - Juana Matos I (RQ 3102 and AMP 005003018)
 - Bella Vista (RQ 3090 and AMP 005006028)
 - Carolina Housing (RQ 5217 and AMP 005005015)
 - Nemesio R. Canales I&II (RQ 7005 and AMP 005010005 / RQ 7006 and AMP 005010006)
– to be awarded in a single contract
 - Nuestra Señora de Covadonga (RQ 5114 and AMP 005005029)
 - Ext. Sábalo Gardens (RQ 5012 and AMP 005008018)
 - José H. Ramírez (RQ 3066 and AMP 005005026)
 - Luis Llorens Torres (Youth Center) (RQ 7009 and AMP 005010009)
 - Rafael Hernández (Kennedy) (RQ 4011 and AMP 005008016)
 - Arístides Chavier (RQ 1014 and AMP 005009017)
 - Jardines de Monte Hatillo II (RQ 7004 and AMP 005010036)
- As a second phase, procurement for construction works of another group of 13 projects is scheduled to begin in January 2024. A total of 9 municipalities will be impacted with a total budget of \$72 million.
- Finally, a third phase of 134 projects were identified for design. A total of 49 municipalities will be impacted with a total budget of \$782.9 million.
- As FEMA funds become available, the PRPHA will make improvements to public housing projects across the island affected by Hurricanes Irma and María and repairs due to damages by earthquakes. For these purposes, the PRPHA contracted Program Managers and an Oversight Manager. The total projects to be repaired would be close to 325, as long as all the corresponding funds are received.

Hot Waterline Projects

- Luis Llorens Torres -Youth Center - (RQ 7009 and AMP 005010009) – Work in progress. 35% of job has been executed.
- Vista Hermosa III – Phase 3 (RQ 7012 and AMP 005010012) - It was bided in 2022 and no one submitted a proposal. Pending re-bid.
- Santa Rita de Casia (RQ 3027 and AMP 005008003) – Phase 1: Funds were certified on March 8, 2023 for the design/supervision/publication of the bid announcement, inspection and construction. The Managing Agent has advised that design/supervision services have been contracted and is requesting recertification of funds for publication of the bid announcement, as well as inspection and construction services. Pre-Bid meeting is scheduled for January 18, 2024 and opening of proposals scheduled for February 22, 2024

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- Virgilio Dávila (RQ 3017 and AMP 005003001) – Project stopped by construction permit and applicability of RRP Rule. Termination was processed for convenience. The contractor is in process of submitting a revised final invoice for claims expenses and profits. Project is in planning for bid. New approved budget for construction works, inspection services, acquisition process and other services: \$500,000.00 (Phase 1) and \$796,400.00 (Phase 2) – Total: \$1,296,400.00.
- José Celso Barbosa (RQ- 3096 / AMP 005003002) → Bid in process – Approved Budget for construction Works, inspection services and acquisition process: - \$1,362,000.00.
- Gabriel Soler Catalá (RQ-3047 / AMP 005008004) – Project is in substantial completion (August 2023). Waiting for the closure of permit by DRNA related to compliance with Restore and Renovation Paint (RRP) Pule.
- Franklin D. Roosevelt I - Phase I (RQ-7001 / AMP 005008008) – Construction of Phase I commenced on September 5, 2023. Works in progress (97% of completion). Expected termination date: January 31, 2024.
- Franklin D. Roosevelt II – Phase I (RQ-7002 / AMP 005008009) – Bid awarded. Expected construction start date to January 22, 2024 and a expected termination date of September 18, 2024.
- Columbus Landing – Phase I (RQ-4001 / AMP 005008007) – it has been bid on four (4) occasions. Pending certification of additional funds for award and contracting.
- El Carmen – Phase I (RQ-4010 / AMP 005008015) – Awarded and contracted. Expected construction start date of January 16, 2024 and expected termination date of September 12, 2024.
- Jardines de Guaynabo (RQ-3045 / AMP 005003025) – The project was designed during the administration of the public housing by the Municipality of Guaynabo and did not include the electrical system needed to power the water heater. Project is in the negotiation phase with the designer to include the necessary electrical design.
- Zenón Diaz Valcárcel (RQ-3026 / AMP 005003024) – Project was auctioned in November 2023 and no tenders were received. Projected to be auctioned again during the first quarter of 2024.
- Improvements to Existing Storm Sewer System
- Felipe Sanchez Osorio Elderly Housing (RQ 5322) - Project in the bid process.

Energy Audit

- The energy audit is in the RFP final process and evaluation of specialized technical services for bid process.
- Comprehensive Rehabilitation of Photovoltaic System + Backup Batteries
- Puerta de Tierra II (RQ 5902 y AMP 005010060P)
 - Cost: \$680,000 (Based on Estimate 2022: \$459,146 + \$100,000 New Batt Banks + \$50,000 Inflation Cost + \$70,854 Private Consultant Inspection)
 - Planning, Design and, and Construction Bid Process
 - Working in the development of the scope of work and evaluating to make a design first then contract for construction or to contract a design/build.
- El Coquí (RQ 5210 y AMP 005003023P)
 - Cost: \$160,000 (\$140,000 + \$20,000 Private Consultant Inspection)
 - Planning, Design and and Construction Bid Process

B.3 PROJECTS FOR DEMOLITION:

- Villa Monserrate (RQ 5154) – Total demolition: the bid for the demolition works delayed due to additional environmental requirements. These requirements have very high costs, therefore the PRPHA will negotiate a new development proposal for a mixed finance Project that could include the demolition of the existing structures. Architectural and Engineering services are under negotiation and contracting to update the demolition cost estimate.
- Torres de la Sabana (RQ 5103) – Total Demolition: The project is substantial completed.
- Los Cedros (RQ 5106) – Demolition Total: Project awarded and contracted. It is currently in the demolition phase.
- Villas del Cafetal (Yauco Housing) – Demolition of Building 8 - 9 units (RQ5191): The PRPHA issued the certification of funds for professional design, permitting and supervision services (including preparing and submitting a demolition application to the Special Application Center (SAC) for the demolition of Building 8 in the amount of \$146,670.00. The Managing Agent contracted the design services. Environmental assessment documents were delivered to the Bureau of Technical and Environmental Affairs for review.
- José Agustín Aponte (RQ- 3086 y AMP 005001004P) – Total Demolition – After conversation with the Corp of Engineers, the ones who will develop a dam that will eliminate the flooding condition of the project, the PRPHA Administrator’s determined not to demolish this project.
- Brisas del Mar (RQ- 5045 y AMP 005006029P) - Total Demolition – Pending review of documents to request the consolidation of funds and a proposal for A/E services to the Procurement Office.

DEMOLITION / CONSTRUCTION PROJECTS:

- Luis Llorens Torres (RQ 2009) - Commercial Building on Parcel A: PRPHA considers rehabilitation of this building due to "SHPO" requirements. It was determined to make a new contract for the modernization of the building, instead of demolition and new construction. Proposals were requested to Procurement Office. Pending proposal to complete the evaluation, negotiation and contracting process.
- Bella Vista (RQ 3101), including demolition and new construction of Building 2: The design has already been completed according to the Puerto Rico Building Code 2018 and the building permit has been obtained. The bid was canceled due to the only bidder to submit a proposal well over the construction cost estimate and the TDC 2023. It is pending to evaluate for re-bid.
- Villas del Cafetal (Yauco Housing) – New Construction of Building No. 8 (Units 52 thru 60). The AVP requested the Managing Agent to begin the contracting process for architectural/engineering (A/E) services for the construction of the New Building No. 8.
- The following projects will be rehabilitated due to the damages caused by the earthquakes:

a. Luis Muñoz Rivera – RQ3084 (200 unidades)

- Edificios 17, 18, 19 y 20 (48 unidades) (Fase I)
 - 100% finished and occupied.
- Edificios 3, 4, 5, 6, 7, 8, y 10 (52 unidades) (Fase 2)
 - 100% finished and occupied.

<p>B.3</p>	<ul style="list-style-type: none"> • Edificios 1, 2, 9, 11, 12, 13, 14, 15, y 16 (100 unidades) (Fase 3) <ul style="list-style-type: none"> ○ Funds certified in August 2023. It was auctioned in December 2023 and no one bid. Project in Bid Process. <p>b. Santa Catalina – RQ5028 (18 units)</p> <ul style="list-style-type: none"> • Funding certification is pending to carry out the Design and Supervision works for the repairs of 18 housing units affected by the earthquakes of the year 2020. <p>c. Jardines de Guánica – RQ5183 (14 unidades)</p> <ul style="list-style-type: none"> • Funds certified on December 3, 2021 for: <ul style="list-style-type: none"> ○ Repair work: \$466,447.46 ○ Design / Supervision: \$84,420.00 ○ Inspection: \$145,000.00 <p>Additional funding certification is pending to hold a second bid for the repair work of the affected units.</p> <p>d. José Tormos Diego – RQ5163 (29 Vacant units)</p> <ul style="list-style-type: none"> • Funds were requested for the design of Seismic Reinforcement. Negotiation with pre-selected Designers by AVP didn't success. Fund requested again for the design of seismic reinforcement. Pending to receive certification of funds. <p>e. Silver Valley (50 Vacant units), Cooper View (1 Vacant unit) and Golden View (19 Vacant Units) – RQ5260 (70total of vacant units)</p> <ul style="list-style-type: none"> • Silver Valley - Bidding Documents Phase - Preparation of bidding and permit documents completed. Pending to receive certification of funds for construction. • Cooper View - Preparation of bidding and permit documents completed. Pending to receive certification of funds for construction. • Golden View - Preparation of bidding and permit documents completed. Pending to receive certification of funds for construction. <p>f. Villas del Cafetal (Yauco Housing), RQ 5191 – Building No. 5 – 9 units</p> <ul style="list-style-type: none"> • Pending certification of funds to carry out the bid of repair works on Building 5 (units 30 to 39). <p>g. Aristides Chavier (RQ-1014 y AMP 005009017) - Building 26, Unit 214.</p> <ul style="list-style-type: none"> • The damage is located in the balcony of said unit. Due to safety issues, units 212 (first floor) and 216 (third floor) are also vacant. Waiting for the certification of funds for the repairs of Unit 214.
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B.3 PROJECTS FOR MODERNIZATION

- Bernardino Villanueva (RQ 5024) Comprehensive Modernization: Project under construction phase (Phase I – 132 units and Buildings for Administration, Maintenance and Communal Services).
- Brisas del Turabo Fase II – (RQ 519 & AMP 005004007P) – Modernization of 122 units – Bid awarded. Pending to sign the construction contract.
- Agustín Stahl Fase II (RQ 3100): 88 units (RQ 3100): Bid awarded. It is pending the re-open of the construction permit and the sign of the construction contract.
- Alturas de Cupey Fase II (RQ 5034): The bidding documents were submitted to the Procurement and Contracts Area to begin the bidding process.
- Bella Vista (RQ 3101), including the demolition and re-construction of Building 2: The design has already been completed according to the Puerto Rico Building Code 2018 and the building permit has been obtained. Pending to request the bidding process. The bid was canceled due to the only bidder to submit a proposal well over the construction cost estimate and the TDC 2023. It is pending to evaluate for re-bid.
- Rafael Hernández (Kennedy) – Phase III (B) – New Const. of Buildings for Administration-Communal Facilities and Demolition of Building 22 – The final phase of the Construction Documents has been completed. Pending to review of the bidding documents to request the certification of funds and building permit.
- Cuesta Vieja RQ 5149: The project is in the phase of Design Development Documents, pending to revise the submitted documents.
- El Taíno (RQ 5202): Project in the MOU and Schematic Drawings Phase. It is pending to obtain the environmental certification about the compliance with the Article 4B3 of the Environmental Public Policy in order to continue with the Phase II – Design Development Documents.
- Rafael Torrech (RQ 5003): The phase I – MOU and Schematic Drawings was completed. Now, it is pending a change order to do additional structural testing to determine if is necessary to demolish the total project.
- Los Laureles RQ 5168: In the process of evaluation of the Phase I – MOU and Schematic Drawings and to obtain the environmental endorsements.
- Luis Llorens Torres (RQ 7008 y AMP 005010008P) Modernization of Existing Commercial Lots A: PRPHA considered the rehabilitation of this building due to the requirements of SHPO. It was determined to do a new design contract for the modernization of this building, instead of demolition and new construction. A design proposal was requested to Procurement Office. Now, it is pending to receive a proposal for the corresponding evaluation, negotiation and contracting process.
- Agustín Ruiz Miranda (RQ 5054 y AMP5001005P): Pending review of documents to request certification of funds and a proposal for A/E services to the Procurement Office. The project was put in hold due to the modernization cost of the construction market is over the TDC 2023 limits (Total Development Cost).
- Monte Isleño (RQ 5054 y AMP 005001005P): Pending to receive a proposal for architectural and engineering services for the corresponding evaluation, negotiation and contracting of design

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services. The project was put in hold due to the modernization cost of the construction market is over the TDC 2023 limits (Total Development Cost).

- Dr. Víctor Berrios (RQ-3028 y AMP 005007010P): Pending to prepare documents to request certification of funds and a proposal for A/E services to the Procurement Office. The project was put in hold due to the modernization cost of the construction market is over the TDC 2023 limits (Total Development Cost).
- Tomás Sorolla (RQ 3059 y AMP005006024P) - Pending to prepare documents to request certification of funds and a proposal for A/E services to the Procurement Office. The project was put in hold due to the modernization cost of the construction market is over the TDC 2023 limits (Total Development Cost).
- Santa Rosa (RQ 3065 y AMP 005001017P) - Pending to prepare documents to request certification of funds and a proposal for A/E services to the Procurement Office. The project was put in hold due to the modernization cost of the construction market is over the TDC 2023 limits (Total Development Cost).
- Los Laureles (RQ 5069 y AMP 005010039) - Pending to prepare documents to request certification of funds and a proposal for A/E services to the Procurement Office. The project was put in hold due to the modernization cost of the construction market is over the TDC 2023 limits (Total Development Cost).

NEW DEVELOPMENT

- Emerald Vista (RQ 5325): – Project is under construction in Caguas, Puerto Rico (on land where the José Gautier Benítez public housing property [RQ-3033] was located)
 - a. Multifamily Buildings – 238 units. A total of 161 units were completed (Blocks of Bldgs. 1, 2, 4 and 5).
 - b. Elderly Building – 200 units. A total of 130 units were completed

Project Phase	Start Date	Completion Date	Construction Progress	Comments
Site Improvements	December 21, 2018	January 26, 2021	100%	Completed
Public Improvements	December 21, 2018	August 20, 2021	100%	Completed
Multifamily Buildings	December 21, 2018	March 2024	93.40%	Per cent as per Certifications for Payment
Elderly Building	December 21, 2018	March 2024	93.15%	Per cent as per Certifications for Payment

Note: Reason for delay: issues related to COVID-19 Pandemic (shortage of labor personnel)

- Verde Real, Ciales (Acquisition of 43 New Dwelling Units) – The project was acquired.

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- Ciales New Development, Ciales, PR – A RFP for a new project of 110 dwelling units by the Turnkey Method it is pending to be requested to Procurement Office. A certification of funding was requested to Financial Department. It is pending.
- Vieques New Development, Vieques, PR – A RFP for a new project of 50 dwelling units by the Turn Key Method was requested to Procurement Office. It is pending.

PLANNING

Mixed-Finance Developments

- Crisantemos II (RQ 5084) (New Development - 90 housing units): Pending to negotiate the development proposal for a mixed-finance Project.
- Los Álamos (RQ 5056) (New Development – 338 housing units): Department of Housing and the Puerto Rico Public Housing Administration signed a Master Development Agreement with Michaels Development Company I, LP for the redevelopment and transformation of the Los Alamos Site. The project is in the planning stage pending to the final approval of the CDBG-DR funding application awarded. Also, it is pending to resolve affairs related to property title of a piece of land, acquisition of land from the Municipality of Guaynabo and to complete the environmental process for the corresponding disposition application.
- Las Amapolas (RQ 5068) (New Development – 172 housing units for the elderly): Pending to negotiate the development proposal for a mixed-finance Project.
- Ponce de León # 55 (New Development – 222 housing units): Department of Housing and the Puerto Rico Public Housing Administration signed a Master Development Agreement with PENNROSE, LLC for the redevelopment and transformation of the Site of Ponce de León #55. The project is in the planning and schematic design stage. It is pending the final approval of the application for the CDBG-DR funds awarded.
- Los Cedros (RQ 5106) (New Development – 86 housing units for the elderly): Pending to negotiate the development proposal for a mixed-finance Project and the demolition of the existing structures.
- Torres de Sabana (RQ 5103) (New Development – 166 housing units): Department of Housing and the Puerto Rico Public Housing Administration signed a Master Development Agreement with Pathstone Community Development Corporation of Puerto Rico for a single-phase mixed-income housing development on the Torres de Sabana Site. The project is in the planning and schematic design stage. Pending response to request for reconsideration of CDBG-DR funds awarded and completion of environmental process for disposition request.
- Los Peña (RQ 5149) (New Development - 144 housing units): Pending to negotiate the development proposal for a mixed-finance Project.
- Villa Monserrate (RQ 5154) (Demolition and New Development - 72 housing units): Pending to negotiate the development proposal for a mixed-finance Project.

B.3 Demolition Projects

- Alturas de Ciales y Dos Rios (RQ005200 & RQ005119 and AMP 005002013 & AMP 005002012) – Total Demolition (FEMA FUNDING): Pending to evaluate the demolition design’s documents and to obtain the corresponding endorsements and permits.
- Los Peña (RQ 5159) – Total Demolition: Pending to receive the design contract signed and registered to begin the design process for demolition.
- Nuestra Señora de Covadonga – 56 units (RQ 5114): The project is in the MOU/Schematic Drawings phase. Pending to complete evaluation of the revised documents submitted to prepare documents to file the demolition request to the SAC (*Special Application Center*).
- Padre Nazario (RQ- 3044 and AMP 005009005P) – Total Demolition – Pending to evaluate the revised proposal for design services.
- José Agustín Aponte (RQ- 3086 and AMP 005001004P) - Total Demolition - After conversation with the Corp of Engineers, the ones who will develop a dam that will eliminate the flooding condition to the project, the PRPHA Administrator determined not to demolish this project.
- Brisas del Mar (RQ- 5045 and AMP 005006029P) - Total Demolition - Pending to revise documents to request Certification of Funding and an A/E's proposal to Procurement Office.
- Projects for Modernization
 - Jardines de Montellano (RQ 5027) - Building A: The Feasibility Study was completed. It is under process of revision and approval, in order to do the efforts necessary to contracting the design services for the selected alternative of development.
 - El Taíno (RQ 5202): Project in the MOU and Schematic Drawings Phase. It is pending to obtain the environmental certification about the compliance with the Article 4B3 of the Environmental Public Politic in order to continue with the Phase II – Design Development Documents.
 - Rafael Torrech (RQ 5003): The phase I – MOU and Schematic Drawings was completed. Now, it is pending a change order to do additional structural testing to determine if is necessary to demolish the total project.
 - Los Laureles RQ 5168: In the process of evaluation of the Phase I – MOU and Schematic Drawings and to obtain the environmental endorsements.
 - El Flamboyán RQ 5081: Project in the process of evaluation of MOU and Schematic Drawings Phase and pending to obtain the corresponding environmental endorsements. Also, it is pending to receive for evaluation and approval by change order a proposal for additional services of hydraulic and hydrological study.
 - Diego Zalduondo (RQ 3055) - Project in the MOU and Schematic Drawings Phase. Investigations and structural analysis were performed and it is pending to determine if it is necessary the total demolition of the project.
 - Pedro J. Rosaly (RQ 1009) - The project is in the process of evaluating the MOU Phase/Schematic Drawings, obtaining the corresponding environmental endorsements and approval of change order

B.3

for hydrological and hydraulic study. Also, it is pending to receive to evaluate and approval by change order a proposal for additional structural testing services.

- Agustín Ruiz Miranda (RQ 5054 y AMP5001005P): The project was put in hold due to the modernization cost of the construction market is over the TDC 2023 limits (Total Development Cost).
- Monte Isleño (RQ 5054 y AMP 005001005P): The project was put in hold due to the modernization cost of the construction market is over the TDC 2023 limits (Total Development Cost).
- Dr. Víctor Berrios (RQ-3028 y AMP 005007010P): The project was put in hold due to the modernization cost of the construction market is over the TDC 2023 limits (Total Development Cost).

Development proposed for Fiscal Year 2023

Design:

- Mattei III (RQ 5246 y AMP 005009007P) – Total Demolition.

Construction and/or Demolition:

- Diego Zalduondo (RQ 3055 y AMP005005023P) – Total Demolition.
- Mattei III (RQ 5246 y AMP 005009007P) – Total Demolition.
- Bella Vista (RQ 3101 y AMP 005002005) - Comprehensive Modernization.
- El Taíno (RQ- 5202 y AMP 005006032P) – Comprehensive Modernization (Additional Funds).
- Cuesta Vieja (Phase I) (RQ- 5149 y AMP 005001008P) – Comprehensive Modernization (Additional Funds).

Structural Evaluations for PRPHA Projects

- Scope of Work (153 Projects):

A structural evaluation is needed to begin working with the analysis of some PRPHA projects to determine the possible vulnerability of public housing structures to future seismic events in Puerto Rico. In this Phase, we will be working with the PRPHA projects that were occupied in or before the year 1970. The structural evaluation consists to perform the necessary visual evaluation of the buildings structural system (including the footings), available's drawings and specification, to perform preliminary non-destructive and destructing testing in the concrete and reinforcement steel, and with this information to perform an evaluation to determine the characteristics of the existing buildings structural system to resist a seismic event, and to determine if it is needed a structural retrofit to avoid their collapse in the event of a major seismic event.

UFAS Units Accesible Plan:

- Partial Construction activities in a total of 512 units located on various public housing developments for full compliance with ADA standards, as per established in the PRPHA's Voluntary Compliance Agreement.

Capital Improvements / Extraordinary Maintenances.

- An inversion of \$20.3 million in diverse projects

B.3

TECHNOLOGICAL INFORMATION SYSTEMS AREA

For this year 2024, the Technological Information Systems Area plans to make a series of changes to the network with the purpose of improving communications and providing greater security to the applications used in the agency.

- We will continue to monitor the agency's network with the purpose of avoiding possible cyber-attacks, internal or external to the agency.
- We continue to constantly maintain the operating systems of the central office servers and the computers of the central office and regional offices including the Section 8 Program.
- We will continue with technical support to the agency's employees.
- Configuration of a platform for technical support to employees who are working remotely and for the administration of security patches.
- The installation of data transport communication equipment with new bandwidth will begin in the agency with the purpose of improving communications with the new infrastructure of the servers of the central office and regional offices of the Section programs. 8 and Section 9.
- Configuration and installation of the agency's new telephone panel system with integration to Microsoft Teams tools.
- Development of the agency's new website so that it complies with PRITS requirements and accessibility for people with some type of disability.
- Improvements in the application of Yardi Voyager in the different operational areas of the agency.
- We are working on the development of the waiting list portal so that citizens can begin their process through the Internet.
- Continue the development of technological educational centers (CET) - To provide residents with the opportunity to be assisted using current technology. In addition, promote the comprehensive development of residents from early age to adulthood.
- Continuation of Community Internet project services in common areas and strengthening communications security measures for all Public Housing projects.
- We will work together with the Administrative Services office with the development or acquisition of several applications:
 - Property Inventory Management
 - Document File Management
 - Digitization of Documents
- Update of new network security policies, voice and data servers and the use of user computers. They must be approved with the procedures of the Puerto Rico Office of Innovation and Technology (PRITS) and the Office of the Comptroller of Puerto Rico.

B.3

- Develop Business Continuity and Disaster Recovery Plan.
- Prepare an Alternate Agency Operations Center for when the central building cannot operate the information systems.
- Continue to seek new technologies for the benefit of the agency and public housing residents.

SECURITY OFFICE

- Collaborate with different law enforcement agencies in the intervention and recovery of illegally occupied units via the crime of usurpation.
- Coordinate with the Office of Inspector General (OIG) the investigations related with housing projects and their contracted administrative companies.
- Collaborate with different law enforcement agencies in the intervention related to drug trafficking and controlled substance within the housing projects.
- Collaborate in the identification of sex offenders in public housing projects with the US Marshalls Service and The Puerto Rico Police Bureau.
- Coordinate and be part of HIDTA (PR/SUVI)- High Intensity Drug Trafficking Area
- Create Security fairs all over Puerto Rico with Federal and local agencies to integrate with the PHA community and residents.
- Coordinate and collaborate with the PHA Administrative Agents to disarticulate drug trafficking situations in the PHA projects.
- Make Memorandum of Understanding (MOU) with the law enforcement Federal Agencies to collaborate with all the drugs, Arms and Human trafficking investigations.
- Coordinate talks of security procedures for the PHA Employees.

SELECTION AND OCCUPATION:

- Training will continue to be offered to Selection and Occupation personnel.
- Continue to offer safe and livable units for Public Housing participants.
- Continue to occupy vacant units to achieve 96% or more occupancy.
- Continue developing strategies with the VCA and Managing Agents to comply with the transfer procedure for reasonable accommodation.
- Coordinate and verify compliance of the Contributory Credit Program Units and continue to comply with the audits carried out by the Housing Financing Authority. Offer assistance to Managing Agents in the continued occupation process.

- B.3** • Orientation to residents and Managing Agents of the new regulations.

COMMUNITY AND RESIDENTS PROGRAMS:

Mission:

- To guarantee the offering of the necessary services to public housing residents, aimed at improving their quality of life. The services must be framed within a comprehensive approach to strengthening the infrastructure for economic and social development. The planning of these services must respond to the needs, interests, goals, values and expectations of each public housing project.

Our Role:

- We implement Economic Self-Sufficiency and Social Self-Sufficiency, Support and Prevention Programs, which stimulate personal responsibility, economic and social self-sufficiency, a sense of solidarity and community cooperation.
- We promote self-sufficiency, in collaboration with residents and Resident Councils, in compliance with 24 CFR Section 964.
- We encourage the proactive participation of residents in the community and administrative affairs of their communities.

A. Quality of Life Services Bureau:

The Logical Model: A Vision of Development

The Logical Model is a systematic and visual way of presenting and sharing the comparison of the relationship between resources, with the purpose of the operation of the Programs; the activities that are planned and the changes or results that are expected to be obtained. It is a picture of how to do the work, theories and implicit assumptions of the Program. It links the achievements, short, medium and long range, with the program, with its activities, processes, assumptions, theoretical principles.

- During 2020, 15 trainings were offered on Program Evaluation and on the process, related to the closing of the fiscal year. All the trainings were offered to the Resident Services Directors, Service Coordinators, Resident Services Technicians, Social Workers, Recreational Leaders and Librarians who works at the projects.
- For the year 2020-2021, we projected to carry out 5 trainings, including: the planning process, development and implementation of the new Economic Self-Sufficiency and Social Self-Sufficiency Programs, which will be implemented in each of the projects. This includes the methodology that will be used to identify the interests of families.

Economic Self-Sufficiency Program:

The Economic Self-Sufficiency Program is designed to motivate, support, train, assist, direct and / or facilitate the economic independence of families assisted by the Department of Housing and Urban Development (HUD). This Program includes the following components: Education, Training, Employment, Section 3, Business Development and the Homeownership Program.

The achievements between July 2019 and June 2020 are:

- Families participating in all programs: 4,340
- Residents oriented: 6,187
- Residents who requested economic self-sufficiency services and were oriented: 17,415
- Service fairs: 294, with a participation of: 6,559 residents

B.3

For the year 2020-2021, new goals had been developed in each of the Offices that are part of the Community and Resident Programs Area, considering the new challenges we face because of the COVID-19 Pandemic and other events that preceded it. This means that new strategies and activities will be carried out to promote, attend, provide services and satisfy the needs and interests of impacted families. Both the results of the progress achieved during the last fiscal year 2019-2020, which are included, and the projections for the current one, are generalized for all the communities of the AVP, understanding that the Economic Self-Sufficiency and Social Self-Sufficiency Programs are implemented by Federal Regulations in all projects.

- For the year 2020-2021, we projected that a total of 3,500 families will participate in the Program.
- One hundred percent (100%) of the new families will be oriented about the Self-Sufficiency Programs.
- One-Hundred (100) economic self-sufficiency services fairs will be held and one hundred percent (100%) of the residents who request services will be oriented, with the support of the Managing Agents

Educational Component

- Results for fiscal year 2019-2020:
 - → Residents who graduated from high school under the Education Program (Law 217) : 253
 - → Residents who started or continue higher education, enrolled in universities programs or other educational institutions: 423
- For the year 2020-2021, it is projected that 260 residents will graduate from high school and that over 450 residents will continue or begin their higher education.

Training Component

- Results for fiscal year 2019-2020:
 - One-hundred twenty four (124) training courses were offer to 456 residents.
- For the fiscal year 2020 - 2021, we projected to offer 125 training courses to 460 residents.

Employment Component

- Results for fiscal year 2019-2020:
 - Residents placed in different jobs through the Employment Component: 327.
 - Residents who received training and technical assistance related to the Job Market: 6,749.
- For the year 2020-2021 we projected that 400 residents will be placed in different jobs and that 6,750 residents will receive technical assistance and training related to the Job Market.

Section 3 Program

- Results for fiscal year 2019-2020:
 - Residents who were placed in different jobs through Section 3 Program: 502
 - Residents who participated in trainings: 1,494
 - Contracts awarded (including service contracts) to public housing residents and resident business: 713.
- For the year 2020-2021, it is projected that 510 residents will be recruited into jobs, that 1,500 residents will participate in different trainings and 720 service contracts will be awarded to resident business.

Business Development Component

- Results for fiscal year 2019-2020:
 - Eleven (11) businesses were created into the following categories: food and beverage services, catering, pastries, interior designs, crafts and services (Zumba classes, Web design, car wash, minimarket, hairdresser, coffee shops, filmmaker, Production events, dressmaker, jewelry and computer processing, among others).

B.3

- Through the Business Development Program, training and technical assistance will be offered, aimed at new entrepreneurs, in order to promote the economic and social self-sufficiency of individuals and families.

Homeownership Component

- Results for fiscal year 2019-2020:
 - A total of 35 workshops were held. The topics included the purchase and sale of properties, with 265 participants. Forty-nine (49) residents completed the buying process.
- For the year 2020-2021, we projected to offer 10% more workshops, technical assistance and support, aimed to promote homeownership. We expected the participation of 250 residents and a total of fifty-three (53) new purchases.

Section 3 of the Fair Housing and Equal Opportunity Act of 1968

In 2019-2020 Fiscal Year, the PRPHA managed Operational Funds and Capital Funds. The Section 3 Reports are:

Operational Funds 2019-2020

- New Hires: 3,937
- Section 3 Residents Hires: 2,048 (52%)
- Section 3 Residents Trained: 1,811

Capital Funds 2019-2020

- •New Hires: 1,324
- •Section 3 Resident Hires: 542 (41%)
- •Section 3 Residents Trained: 422

Contracts Awarded

- Construction Contracts awarded: \$ 137,936,130.00
- Contracts awarded to Section 3 Business: \$ 101,607,231.00

73.66%

Section 3 Business that Received Contracts: 43

- Non-Construction Contracts awarded: \$ 4,398,462.00
- Non-Construction Contracts awarded to Section 3 Businesses: \$ 1,672,902.00 (38%).
- Section 3 Business that Received Non construction Contracts. Total: 42.

For fiscal year 2020-2021: Trainings will be held in February and March 2021, based on the New Regulation for Section 3. The Public Housing Administration employees, the Managing Agents employees, Construction and Services Contractors and residents will participate in different Section 3 training and workshops.

Social Self-Sufficiency and Support Program

- These Programs are established and implemented according to the data collected in the Community Profile. It is justified and established, taking into consideration the social aspects of the community that make it impossible to improve the quality of life of residents. They should be aimed at all populations. Through these Programs, we assume the challenge of tracing the path to promote a better quality of life for impacted families.
- This program includes the following components:
 - Fine Arts
 - Environmental Conservation
 - Educational
 - Sports and Recreation
 - Technological Educational Centers
 - Elderly (Housekeeper, Household Helpers)

B.3 Through this Program, we intend to serve the elderly and people with functional diversity. We contemplate the extension of services by geographic area in each of the phases involved in the hiring and training of the different resources. The intention is to be able to impact the most vulnerable populations in our communities and take care of all the regions of the island.

The allocation of resources is carried out through the eleven (11) Management Agents and the Municipality of Camuy, which acts as the Manuel Román Adames Public Housing Project's management agent.

In fiscal year 2019-2020, the program recruited 229 participants.

For fiscal year 2020-2021, the program projects to recruit Three Hundred Twenty Five (325) housekeepers.

- For 2020-2021 year, Three Thousand Five Hundred (3,500) families are expect to participate in the Social Self-Sufficiency Program, in order to be able to offer them the support services they need to achieve and improve their quality of life. In addition, one hundred percent (100%) of the new tenants will be oriented about the different programs.

As part of these components and as a special achievement, the National Association of Housing and Redevelopment Officials (NAHRO) held its 2020 poster contest, where public housing students, Nationwide, participated, recreating in their posters the theme what Home Means to them. . Thousands of children and young people participated in this Poster Contest. Sixty-seven (67) children and young people, between the ages of 5 to 18 years old, submitted their posters on the following categories: elementary, middle and high school.

In all programs implemented in the communities, inclusive activities are carried out. The coordination of resources and services is guarantee to meet the particular needs of people with functional diversity.

The Department of Housing Training Institute

On June 6, 2017, the Department of Housing, together with the Puerto Rico Public Housing Administration, inaugurated the Department of Housing Training Institute. This Institute provides public housing residents with training to obtain the necessary tools to assist them in achieving financial self-sufficiency.

For 2019-2020, trainings were offered to the PRPHA employees, Managing Agents employees and public housing residents, with the collaboration of private entities, non-profit organizations and government agencies. Examples of this are: CENSUS 2020, Office of the Comptroller of PR, among others.

For fiscal year 2020-2021, the training sessions will continue.

- We plan to establish another Training Institute outside the Metropolitan Area, to make education accessible to residents of other parts of the island.
- The School of Leaders will be created, with the purpose that representatives of the public housing communities are trained and certified in leadership, enhancing their skills in this area.

In 2019-2020, Eighty-seven (87) resident owned small businesses were established.

2020-2021 projections

1. A 10% increase in resident owned business is projected.
2. At least two (2) Business Development Centers will be create for the benefit of our residents.
3. Training and other tools will be offer to empower current and future resident entrepreneurs using innovation tools and entrepreneurship as pillars to strengthen their skills.
4. A Product Sales and Exhibition Center will be develop to promote our entrepreneurs and give them the opportunity of marketing their products.

Our commitment is to become the facilitating entity, through the use of various resources to develop an avant-garde Entrepreneurship Program.

B. Organization and Training Bureau

There is One-hundred and Seventy Three (173) active resident councils.

<p>B.3</p>	<p>Seventy-six (76) Public Housing Projects with less of One-Hundred (100) housing units are exclude by Federal Regulation, to formally elect a resident council.</p> <ul style="list-style-type: none"> • Results for fiscal year 2019-2020: <ol style="list-style-type: none"> 1. Seventy-six (76) public housing projects are exempt and do not require a Resident Council. 2. 646 trainings were offer to the members of the Resident Councils. 3. The Managing Agents offered 770 technical assistances to the Resident Councils and conducted One-hundred seventy-eight (178) monitoring processes, according to our records. <ul style="list-style-type: none"> • Projections for fiscal year 2020-2021 <ol style="list-style-type: none"> 1. Achieve a 5% increase in the organization of Residents Councils. 2. Support active Resident Councils. 3. Help residents to promote community participation. 4. Promote online training, monitoring and Technical Assistance. 5. Go towards the digitization of documents to facilitate the monthly reports documentation and election process certifications. 6. Offer technical assistance, training, orientation and meetings to the staff of the managing Agents who request it. <p>C. Service Proposals (RFP-18/19/03)</p> <p>The Puerto Rico Public Housing Administration (AVP) holds a “Request for Proposals” (RFP) according to: provide services to all ages population (young children, families and older adults) in all residential areas. Through this “RFP”, it is possible to establish programs, services and activities for residents, in order to improve the quality of life.</p> <p>The Programs and the scope of the services are: Educational, Sports and Recreation, Economic and Social Self-Sufficiency, Artistic and Cultural, Psychological and Social Prevention Activities, Development of Community Gardens, Entrepreneurship, Families Support Workshops, Older Adults Supportive Services and Summer Camps.</p> <ul style="list-style-type: none"> • Current Proposals <ul style="list-style-type: none"> ✓ Boys & Girls Clubs of Puerto Rico, Inc. ✓ Centros Sor Isolina Ferré, Inc. ✓ Forjando un Nuevo Comienzo, Inc. ✓ Job Connection Center, Inc. ✓ Vanguard Asset Management ✓ • Projections for fiscal year 2020-2021 <ol style="list-style-type: none"> 1. Achieve 90% of the goals in all Programs. 2. Achieve the participation of over 50,000 public housing residents of all ages in the different programs and activities. <p>D. Sales and Property Acquisition Bureau</p> <ul style="list-style-type: none"> • Result for fiscal year 2019-2020 <ol style="list-style-type: none"> 1. 18 public housing units were available for sale, which have generated a total income of: \$ 513,956.00. • Projections for fiscal year 2020-2021 <ol style="list-style-type: none"> 1. Four (4) housing units have been arranged for sale. 2. Total collections for fiscal year 2020-2021 are \$ 110,498.00. 3. Approximate collections for the remaining units are calculated based on an average of \$ 30,000.00 per unit. • In the next tables corresponding to the Section 5h, Section 32 and Turnkey III Programs, the remainder of the units per project and the sales projection until fiscal year 2020-2021 are presented.
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B.3 HOMEOWNERSHIP PROGRAM (Sales)

PROJECTS SECTION 5H

Project	Project Number	Municipality	Units for sale	Planned sales
Alturas de Cibuco	RQ005182	Corozal	12	2
Villa de los Santos I	RQ005199	Arecibo	9	2
Villa de los Santos II	RQ005175	Arecibo	11	2
Las Delicias	RQ005160	Ponce	3	1
Alturas de Vega Baja	RQ005190	Vega Baja	13	2
Cidra Housing	RQ005249	Cidra	5	1
Antigua Vía	RQ005192	San Juan	12	2
Campo Verde	RQ005240	Bayamón	7	1
Santa Catalina	RQ005115	Bayamón	1	1
Reparto Valencia	RQ005215A	Bayamón	3	1
Miraflores	RQ005091	Bayamón	1	1
Felipe Sánchez Osorio	RQ003025	Carolina	0	0
Villa Evangelina IV	RQ005147	Manatí	7	1
Villa Evangelina III	RQ005146	Manatí	1	1
Villa Evangelina II*	RQ005121	Manatí	1*	0
Jesús María Lago	RQ005109	Uturado	1	1
TOTAL			87	19

*Abandoned Unit

B.3 HOMEOWNERSHIP PROGRAM

SECTION 32 PROJECTS

PROJECT	PROJECT NUMBER	MUNICIPALITY	UNITS FOR SALE	PLANNED SALE
Caguax	RQ005051	Caguas	4	1
Extensión La Granja	RQ005256	Caguas	14	0
Alturas de Montellano	RQ005201	Cayey	20	5
Villa Navarro	RQ005126	Maunabo	47	10
Canas Housing	RQ005248	Ponce	26	6
Estancias de Santa Isabel	RQ005255	Santa Isabel	7	1
Extensión Santa Elena*	RQ005109	Yabucoa	35	0*
Reparto Horizonte	RQ005235	Yabucoa	32	8
TOTAL			185	31

*The Res. St. Helena has a legal situation waiting to be resolved.

TURNKEY III PURCHASE OPTION RENTAL PROGRAM

TURNKEY III PROJECTS

PROJECT	NUMBER OF PROJECT	MUNICIPALITY	UNITS FOR SALE	PLANNED SALE
Ramírez de Arellano	RQ005053	Mayagüez	32	10
Jardines de Quintana	RQ005030	San Juan	2	1

TOTAL PLANNED SALES FOR FISCAL YEAR 2020-2021 – 53

- TOTAL INCOME PROJECTED SALES FOR FISCAL YEAR 2020-2021:

Section 5h Program	\$570,000.00
Section 32 Program	\$870,000.00
Turnkey III Program	-
TOTAL	\$1,440,000.00

B.3

E. Technological Educational Centers (TEC)

The Public Housing Administration (AVP) has established Technological Educational Centers (CET), in different residential areas throughout the island. The purpose is to provide public housing residents with access to computers, networks, internal electronic services, and the internet. The established Centers provide the necessary resources for residents to acquire and strengthen certain skills related to technology, which result in learning, and promote the education of the participants. The service provided promotes individual growth, according to the capacity and interest of the participants, generating an improvement in their quality of life.

Mission:

To ensure that residents have the opportunity to acquire educational and technological knowledge, which helps to improve their social conditions, promoting community activity and the integral development of the participants.

The skills of preparing documents, summaries, letters, and searching for information are complemented. Programs and services have been developed for self-realization, promoting education, training and employment. In addition, help is provided to students with school homework, supervised studies, and tutoring, among other related services. Thirty-One (31) TEC have been establish.

We propose to change the facilities that operate as “Learning Centers” and Digital Libraries into Technological Educational Centers. Emphasis will be placed on the "Traveling Around the World" project, in those spaces that allow it. Traveling Around the World consists of the installation of equipment with digital glasses, which will allow residents to visit different countries, cities, planets, the inner and outer world, through technology.

Other Plans under development for the year 2021 in addition to those mentioned:

- A basic sign language course will be offered to residents so that they can serve as partners between the community and the deaf population.
- Trainings will be offer to Resident Services employees who work with the Managing Agents and for a group of residents on issues related to gender violence. The purpose is to contribute through education in this situation that affects our society, in particular the public housing communities.
- Residents will be trained in construction-related tasks, such as carpentry, plastering, etc., so that they can work on public housing projects that are going to be repaired, after having suffered severe damage from the natural disasters that affected us.

F. VAWA

The Plan that we are executing complies with the Violence Against Women Act, known as VAWA for its acronym in English. Similarly, with this action we comply with OE-21-013 Executive Order of the Governor of Puerto Rico, Honorable Pedro R. Pierluisi Urrutia, declaring a State of Emergency, given the increase in cases of Gender Violence in Puerto Rico.

We have begun a tour of the entire island, in which meetings have been held with all the Resident Services Directors of the Managing Agents in charge of the administration of the 332 public housing units in Puerto Rico. In addition, meetings have been held with the Social Work staff, Presidents of the Resident Councils, their members and other residents of the communities. In addition, activities have been carried out with groups from various communities, to find out their needs. From these meetings, referrals of cases to the social component are also produced, and other referrals are channeled to entities that can serve as support to address cases of violence against women.

With the aforementioned purpose and to prevent the problem of violence on the island, virtual and face-to-face workshops are being developed, which impact residents and staff of the Administrative Agents, who work directly with the public housing population.

Some of the Topics developed are the following:

B.3

- Empathy and solidarity
- How to distinguish, if the person is in a violent relationship
- The Myths... The things that are not what they seem
- Types of Violence
 - Gender violence
 - Domestic violence
 - Psychological Violence
 - Physical Violence
 - Sexual Violence
- Model of Violence... The cycle of violence
 - Individual level
 - Level of Relationships
 - Community level
 - Social level
- Clarifying ideas about what is and what is not to love
- Intervention in Crisis Facing Domestic Violence
- Others...

Different resources participate in the activities and workshops, including professionals who work in Organizations related to Programs for the Prevention of Violence against Women and Gender-based Violence.

The activities are part of the effort of the Puerto Rico Public Housing Administration, with the help of the Managing Agents and the consultancy of Mrs. Ileana Aymat, who has vast experience on the subject of violence against women, since for many years she led a shelter for female victims and their children. She was also Director of the Office of the Ombudsman for Women.

Housing Choice Voucher Program (Section 8)**Mission:**

The AVP promotes affordable housing opportunities for low-income individuals and/or families experiencing homelessness. Part of the initiatives of the Section 8 Program is to promote the independence of families assisted through the Family Self-Sufficiency (FSS), Family Unification and Homeownership programs.

Goals:

- Reach 95% or more in Program occupancy.
- Grant the greatest number of vouchers in the nine (9) Regional Offices.
- Project Occupancy (PBV), Moderate Rehabilitation and Single Room Occupancy (SRO).
- Open the Program waiting list so that more families can benefit from assistance.
- Maintain and Promote the Landlord Incentive Program, so that more landlords make their properties available to the program.
- Develop strategies aimed at ensuring that more families that receive assistance from the Section 8 Program participate in the Homeownership Program and can acquire their own home.

B.3

- Complete and maintain occupancy of the 183 vouchers assigned to the HUD-VASH Program. By occupying all the vouchers, the AVP would be helping to reduce the population of homeless veterans in Puerto Rico.
- Complete and Maintain occupancy of the Mainstream Voucher and Emergency Housing Voucher Programs.
- Maintain compliance with Housing Quality Standard (HQS) requirements.
- Develop strategies aimed at marketing the Projects (PBV), in order to increase the Program's occupancy and provide greater assistance to citizens.
- Actively participate in the Service Fairs that are held in the Municipalities of the island, with the purpose of making citizens aware of the Section 8 Program.
- Develop strategies so that attention and services to citizens are more accessible and agile, using as a means the tools we have available, such as the Electronic Identification System for Online Access (IDEAL*).
- Identify and appoint human resources to work and direct efforts aimed at fulfilling the mission and objectives of the Section 8 Program.
- Continue offering training to Section 8 Program staff.
- Maintain collaboration agreements with CoCs (Continuous Care 502 and 503).
- AVP expects to be classified again as a High Performing Agency in the Section Eight Management Assessment Program (SEMAP).
- Implementation of new changes to the Housing Opportunity Through Modernization Act of 2016 (HOTMA).
- Implementation of the National Standards for the Physical Inspection of Real Estate (NSPIRE).
- Review of the Administrative Plan.

<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See attached # 4</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Most recent audits</p> <p>2022-01- Section 8 Program Status</p> <p>There were no formal written procedures that described the processes and monitoring activities specific to the eligibility compliance requirement. No disputed costs were identified. Management of these programs was assigned approximately a year ago to the Administration and formal procedures have not yet been implemented. No internal control measures were documented that allow the Administration to prevent and/or detect in a timely manner a non-compliance with the eligibility compliance requirement and avoid possible sanctions or restrictions on the use of funds by the awarding federal entity. There were no formal written procedures that described the processes and monitoring activities specific to the eligibility compliance requirement. 2022-02-Status-Section 8</p> <p>There were no formal written procedures that described the processes and control activities specific to the special tests and the provisions applicable to the program. No disputed costs were identified. Management of these programs was assigned approximately a year ago to the Administration and formal procedures have not yet been implemented.</p> <p>No internal control measures were documented to guide the federal program manager to prevent and/or promptly detect non-compliance with the tests and special provisions applicable to the program.</p> <p>2022-03- Status: Public Housing Capital Fund (CFP)</p> <p>When checking compliance with the cash management requirement to determine whether the required time elapsed between receipt of the request for funds from the federal government and disbursement of the funds; We observed that two (2) of the sixty (60) requests for funds from the Capital Fund did not meet the maximum of three days of disbursement. In one case it was exceeded in (8) days and in another in five (5) days. No disputed costs were identified. We selected for testing sixty (60) Capital Fund requests out of a total of 296 requests during the year ending June 30, 2022. There was a lack of coordination on the part of some employees responsible for monitoring the time elapsed between cash requests and the disbursement of funds.</p>

B.5

In these cases, the Administration did not follow the procedures established to comply with 24 CFR, Section 570.489 (c) 1) in order to avoid seizing excess cash.

2022-04- Status: Emergency Housing Assistance Program

There was no evidence of formal written procedures to oversee the evaluation of the eligibility determination of participants and to ensure that reports to the federal awarding agency were complete and accurate. No disputed costs were identified.

We selected for testing sixty (60) participants chosen for rental assistance from among 16,320 applications made and ERAP special reports for the quarter filed during the year ending June 30, 2022. The program

federal was recently assigned to the Administration and formal procedures have not yet been implemented.

No oversight activities were documented that would allow Management to prevent or timely detect non-compliance with eligibility and reporting requirements.

2022-05-Status-Section 8

24 CFR part 5, subpart F, sections 5.60 1, 982.201, 982.515, and 982.516 determine income eligibility and calculate whether the tenant's rent payment was made using documentation from a third-party verification.

In evaluating the tenant's compliance with eligibility requirements related to income eligibility and rent payment, we noted the following from the sample of sixty (60) files:

In one case (1), the participant's pay stubs used as evidence of income determination were for wages received in 2020, when they should have been 2021 pay stubs.

Two (2) of the records examined did not have the latest Nutrition Assistance Program (PAN) certification used on Form 50058 to document total annual family income.

In one of the files examined, the annual income received by the participant and documented in form 50058 was not correctly calculated, since the calculation was carried out on a monthly basis and not weekly since the income was actually received by the participant.

No disputed costs were identified.

We select sixty (60) new tenant files during the 2021-2022 fiscal year from Section 8 waiting lists. The Administration's review process of the eligibility documentation in the files was not effective in these cases.

C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Attachment # 5</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See attached # 6</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See attached # 7</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
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D.	Affirmatively Furthering Fair Housing (AFFH).
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D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" style="width: 100%;"> <tr> <td style="background-color: #cccccc;">Fair Housing Goal:</td> </tr> <tr> <td><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> <tr> <td> <p>Among our strategies to achieve the goal of zero discrimination against residents of Public Housing due to race, color, religion, sex, nationality or origin, family status and disability, is giving training workshops to staff who need it and who interact with the residents.</p> <p>Address complaints quickly and with sensitivity and empathy.</p> <p>Improve the infrastructure of our public housing by removing architectural barriers to free access for people with physical disabilities.</p> </td> </tr> </table> <table border="1" style="width: 100%;"> <tr> <td style="background-color: #cccccc;">Fair Housing Goal:</td> </tr> <tr> <td><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> <tr> <td style="height: 150px;"></td> </tr> </table>	Fair Housing Goal:	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>	<p>Among our strategies to achieve the goal of zero discrimination against residents of Public Housing due to race, color, religion, sex, nationality or origin, family status and disability, is giving training workshops to staff who need it and who interact with the residents.</p> <p>Address complaints quickly and with sensitivity and empathy.</p> <p>Improve the infrastructure of our public housing by removing architectural barriers to free access for people with physical disabilities.</p>	Fair Housing Goal:	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>	
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