

Annual PHA Plan (Standard PHAs and Troubled PHAs)	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></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>July 2025</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>53,611</u> Number of Housing Choice Vouchers (HCVs) <u>12,896</u> Total Combined Units/Vouchers <u>66,503</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p>

A.1

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.

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>.

AVP-RQ005 manages 12,896 vouchers across the island with nine (9) regional offices. They are located in:

- **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) 759-9407 ext. 4007 and serves (2) municipalities: San Juan and Guaynabo.

A.1	<input type="checkbox"/> 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	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Financial Resources.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Rent Determination.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Operation and Management.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Grievance Procedures.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Homeownership Programs.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Community Service and Self-Sufficiency Programs.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Pet Policy.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Asset Management.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Substantial Deviation.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Significant Amendment/Modification</td> </tr> </table> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Housing Needs and Strategies to Address Them</p> <p>Projections from the U.S. Census Bureau are revealing and indicate that the growing trend in the elderly population will continue. According to Census projections for the year 2020, the population aged 60 and older will represent 25.9 percent of the island's total population. In other words, a quarter of the population will be elderly. By 2050, it is expected that 37.2 percent of the population will be people aged 60 or older.</p>	<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
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B.1

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 address the growth in the elderly population, the AVP acquired the following projects:

- Senior Residence at Emerald Vista with 89 units.

To meet the growing demand for housing, the Public Housing Administration plans to continue evaluating existing housing projects and land for future developments. This approach aims to increase the existing inventory as needed, ensuring the continued provision of housing with dignified and safe conditions in compliance with applicable building codes.

B.1 WAITING LIST DEMOGRAPHIC REPORT

MUNICIPALITIES	Total Families with Disability	Total Families Elderly	Total Families with Children Less 18	Total Families Single Mom
Aguada	23	103	160	128
Aguadilla	32	202	232	179
Añasco	6	19	25	21
Isabela	8	16	237	183
Moca	13	51	76	62
Rincón	6	36	28	27
San Sebastián	8	49	44	34
Arecibo	12	67	70	49
Barceloneta	7	43	112	82
Camuy	2	37	28	24
Ciales	3	2	29	25
Florida	0	11	26	16
Hatillo	0	23	37	33
Lares	0	0	15	11
Manatí	3	7	50	41
Morovis	1	5	14	9
Quebradillas	3	8	13	11
Utua	15	89	44	33
Vega Alta	14	56	114	97
Vega Baja	8	45	92	77
Barranquitas	45	56	98	69
Bayamón	53	150	283	229
Cataño	40	111	216	188
Comerio	12	37	48	41
Corozal	17	27	49	34
Dorado	13	46	147	119
Guaynabo	26	70	145	121
Naranjito	13	26	58	44
Orocovis	18	26	44	26
Toa Alta	14	43	180	140
Toa Baja	21	100	183	150
Aguas Buenas	2	4	9	6
Caguas	24	155	146	116

B.1	Cayey	14	40	178	139
	Cidra	3	9	37	31
	Gurabo	8	30	16	14
	Juncos	4	12	17	15
	San Lorenzo	6	19	29	26
	Canóvanas	24	118	280	223
	Carolina	83	649	472	403
	Fajardo	15	66	164	125
	Loíza	3	16	46	42
	Luquillo	7	31	74	63
	Rio Grande	9	45	118	94
	Trujillo Alto	10	21	74	59
	Vieques	5	12	70	51
	Aibonito	2	13	7	6
	Arroyo	5	25	23	14
	Cayey	0	0	2	2
	Coamo	5	19	51	37
	Guayama	7	49	81	61
	Patillas	6	22	56	38
	Salinas	5	38	77	54
	Ceiba	7	4	35	29
	Humacao	20	25	36	35
	Las Piedras	14	13	32	30
	Maunabo	10	21	22	17
	Naguabo	14	18	40	29
	Yabucoa	12	20	15	12
	Cabo Rojo	1	9	18	15
	Guánica	4	15	19	17
	Hormigueros	1	3	18	18
	Lajas	1	8	11	8
	Las Marías	0	1	8	6
	Maricao	1	1	10	9
	Mayagüez	15	49	81	70
	Sabana Grande	1	7	15	13
	San German	1	4	7	6
	Adjuntas	10	51	50	36
	Guayanilla	7	30	44	31
	Jayuya	10	22	47	35
	Juana Diaz	10	20	38	30
	Peñuelas	7	30	33	22

B.1

Ponce	34	208	267	205
Santa Isabel	7	16	46	38
Villalba	7	14	31	26
Yauco	15	34	30	23
San Juan	88	380	644	550
TOTAL	980	3957	6521	5232

WAITING LIST FOR QUARTERS OR MUNICIPALITES

Municipalities	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Total
Aguada	0	345	100	88	17	0	550
Aguadilla	0	868	202	64	30	3	1,167
Añasco	0	59	14	10	5	0	88
Isabela	0	0	52	244	4	0	300
Moca	0	236	68	21	10	0	335
Rincón	0	118	19	13	2	0	152
San Sebastián	0	167	37	15	4	1	224
Arecibo	0	339	51	27	10	0	427
Barceloneta	0	196	88	37	4	0	325
Camuy	0	145	22	10	5	0	182
Ciales	0	32	17	8	4	4	65
Florida	0	71	18	12	0	0	101
Hatillo	0	162	21	9	13	0	205
Lares	0	2	2	14	0	0	18
Manatí	0	42	37	20	3	1	103
Morovis	0	36	4	5	4	1	50
Quebradillas	0	59	8	5	1	1	74
Utua	0	200	31	19	9	0	259
Vega Alta	0	222	83	28	24	3	360
Vega Baja	0	186	38	45	23	0	292
Barranquitas	0	161	68	32	18	8	287
Bayamón	0	1,230	259	103	32	4	1,628
Cataño	0	583	143	129	21	2	878
Comerio	0	93	23	18	9	6	149
Corozal	0	104	35	23	7	1	170
Dorado	0	190	93	66	21	3	373
Guaynabo	0	271	119	62	29	3	484
Naranjito	0	77	37	22	7	5	148

B.1	Orocovis	0	75	32	12	9	4	132
	Toa Alta	0	177	117	88	23	0	405
	Toa Baja	0	261	109	91	23	0	484
	Aguas Buenas	0	23	1	1	6	1	32
	Caguas	0	915	129	62	17	1	1,124
	Cayey	0	159	96	174	3	0	432
	Cidra	0	33	32	18	1	0	84
	Gurabo	0	120	13	4	1	0	138
	Juncos	0	95	7	9	3	1	115
	San Lorenzo	0	105	24	16	0	0	145
	Canóvanas	0	484	213	124	33	2	856
	Carolina	0	1,918	386	216	50	0	2,570
	Fajardo	0	245	82	89	30	3	449
	Loíza	0	99	22	21	7	1	150
	Luquillo	0	186	52	32	12	1	283
	Rio Grande	0	245	77	52	14	1	389
	Trujillo Alto	0	240	53	25	15	0	333
	Vieques	0	41	41	31	6	2	122
	Aibonito	0	77	6	1	3	0	87
	Arroyo	0	113	20	6	8	0	147
	Cayey	0	0	0	2	0	0	2
	Coamo	0	110	37	16	10	1	174
	Guayama	0	278	65	34	17	0	394
	Patillas	0	93	48	15	12	1	169
	Salinas	0	147	56	31	8	0	242
	Ceiba	0	42	20	14	3	0	79
	Humacao	0	219	22	17	2	0	260
	Las Piedras	0	116	22	9	6	0	153
	Maunabo	0	66	11	17	1	0	95
	Naguabo	0	128	15	25	3	0	171
	Yabucoa	0	70	16	9	1	0	96
	Cabo Rojo	0	50	3	12	5	0	70
	Guánica	0	57	18	5	1	0	81
	Hormigueros	0	44	9	9	3	1	66
	Lajas	0	49	4	8	0	2	63
	Las Marías	0	13	1	9	0	0	23
	Maricao	0	13	5	5	2	0	25
	Mayagüez	0	332	35	39	18	2	426
	Sabana Grande	0	64	9	4	4	0	81

B.1	San German	0	57	4	3	2	0	66
	Adjuntas	0	114	36	9	14	1	174
	Guayanilla	0	93	45	20	1	0	159
	Jayuya	0	82	30	27	2	1	142
	Juana Diaz	0	128	32	16	1	2	179
	Peñuelas	0	85	29	13	4	0	131
	Ponce	0	1,353	231	122	25	5	1,736
	Santa Isabel	0	68	35	28	2	0	133
	Villalba	0	78	23	8	8	2	119
	Yauco	0	124	24	14	5	1	168
	San Juan	0	3,436	549	227	80	9	4,301
	TOTAL	0	19,314	4,635	2,988	820	91	27,849
	<p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Deconcentration and other policies governing Eligibility, Selection, and Admission.</p> <p>View ACOP, see attached # 1</p> <p>VAWA:</p> <p>View ACOP, see attached # 1</p> <p>Rent Determination</p> <p>View ACOP, see attached # 1</p> <p>Operation and Management</p> <p>View ACOP, see attached # 1</p> <p>Grievance Procedures</p> <p>View ACOP, see attached # 1</p> <p>Community Service and Self-Sufficiency Programs</p> <p>View ACOP, see attached # 1</p>							

<p>B.1</p>	<p>Pet Policy</p> <p>View ACOP, see attached # 1</p> <p>Financial Resources</p> <p>In accordance with PIH Notice 2018-03, PRPHA intends to use up to 20% of its Operating Subsidy for capital fund activities.</p> <p>View PRPHA funds see attached # 2</p> <p>Objectives of the Housing Choice Voucher Program (Section 8) in Housing Allocation</p> <p>The objective of AVP 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, AVP's budget, and the availability of adequate housing.</p> <p>The Housing Choice Voucher Program (Section 8) provides participating families with housing opportunities by subsidizing rental payments to private landlords. Through this program, AVP assists low-income families in obtaining quality housing within AVP's geographic jurisdiction, which includes all municipalities in Puerto Rico.</p> <p>Administration and Operations. (Attached 3, Section 8 Administrative Plan)</p> <p>Section 8</p> <ul style="list-style-type: none"> • Special Program Vouchers will be addressed according to needs: <ul style="list-style-type: none"> • Family Unification Program (FUP) • Homeownership Program • HUD-VASH
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B.1

- Emergency Housing Vouchers (EHV)
- Mainstream Vouchers

Project-Based Voucher (PBV):

AVP provides PBV for 38 projects, encompassing 2,869 housing units divided into senior living facilities and multifamily housing. PBVs assist elderly adults, disabled individuals, and mixed-income families. The projects are located in different municipalities across the island and offer diverse service options for their residents. Citizens interested in applying for PBV can do so by completing the online pre-application or visiting any of the nine (9) Regional Offices of the program.

Project based:

Project Name	Municipality	Number of Units	Project Type
Golden Living Barceloneta	Barceloneta	91	Elderly
Panorama Gold	Bayamón	168	Elderly/Disabl e
San Miguel Elderly	Bayamón	82	Elderly/Disabl e
Laderas del Río Elderly	Bayamón	50	Elderly/Disabl e
Cabo Rojo Elderly	Cabo Rojo	88	Eld/Dis
Notre Dame Elderly	Caguas	88	Elderly/Disabl e
Galeria Urbana	Caguas	25	Multifamily
Villas del Peregrino	Caguas	25	Elderly
Remanso Elderly	Carolina	31	Elderly
Golden Living Cidra	Cidra	120	Elderly/Disabl e
San Blas Aparatments	Coamo	68	Elderly/Disabl e
Condominio Monteflor	Comerio	33	Elderly/Disabl e
Égida Florida	Florida	72	Elderly/Disabl e
Égida de la Asociación de Miembros de la Policía de Puerto Rico en Guaynabo	Guaynabo	52	Elderly
Monserate Elderly	Hormigueros	34	Elderly
Vistas del Boulevard	Humacao	28	Multifamily
Project Name	Municipality	Number of Units	Project Type

B.1	Hogar Manuel Mediavilla Negrón II	Humacao	90	Elderly/Disabl e
	El Dorado Elderly	Juana Díaz	83	Elderly/Disabl e
	Las Piedras Elderly	Las Piedras	123	Elderly
	Paseo Samaritano	Las Piedras	60	Multifamily
	Loiza Elderly	Loiza	120	Elderly/Disabl e
	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/Disabl e
	Égida del Bosque	Patillas	120	Elderly/Disabl e
	Inmobiliaria La Trinidad	Ponce	49	Elderly/Disabl e
	Rio Dorado Elderly	Rio Grande	86	Elderly
	Portal de San Germán	San Germán	56	Multifamily
	Égida Enfermeras	San Juan	81	Elderly/Disabl e
	Los Angeles Housing	San Juan	124	Elderly/Disabl e
	Golden Residence @ The Village	San Juan	140	Elderly/Disabl e
	Ciudad Lumen	San Juan	140	Elderly
	Renaissance 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/Disabl e
	Palacio Dorado	Toa Alta	103	Elderly/Disabl e
	Suarez Sandin	Vega Baja	22	Elderly/Disabl e
	TOTAL		2,869	
<p>▪ Moderate Rehabilitation Program</p>				

B.1

Project Name	Municipality	Number of Units	Project Type
Alameda Tower I y III	San Juan	152	Multifamily
Hogar Amparo (SRO)	San Juan	83	Single Room Occupancy
Apartamentos Luna	Juncos	12	Multifamily
TOTAL		245	

As part of its initiatives to increase the housing inventory and address the growing needs of the elderly population and Puerto Rican families, AVP aims to identify and promote innovative strategies to effectively tackle the housing shortage on the island, ensuring transparency and efficiency in resource allocation.

Municipalities	Total Families with Disability	Total Families Elderly	Total Families with Children Less18	Total Families Single Mom
Adjuntas	0	0	2	2
Aguada	0	2	17	15
Aguadilla	4	4	39	30
Aguas Buenas	2	2	23	21
Aibonito	1	0	12	8
Añasco	0	0	8	4
Arecibo	6	4	59	50
Arroyo	0	0	5	5
Barceloneta	4	5	41	34
Barranquitas	1	2	16	15
Bayamón	9	13	151	137
Cabo Rojo	0	1	8	9
Caguas	13	19	199	184
Camuy	1	0	14	11
Canóvanas	11	6	105	88

B.1	Municipalities	Total Families with Disability	Total Families Elderly	Total Families with Children Less18	Total Families Single Mom
	Carolina	23	20	273	243
	Cataño	2	1	23	20
	Cayey	2	1	40	39
	Ceiba	3	1	18	16
	Ciales	3	0	25	18
	Cidra	2	0	22	19
	Coamo	0	0	5	3
	Comerio	3	2	27	20
	Corozal	5	2	35	29
	Culebra	0	0	0	0
	Dorado	2	0	21	21
	Fajardo	4	3	57	52
	Florida	1	2	28	22
	Guanica	0	0	4	3
	Guayama	2	0	22	17
	Guayanilla	0	0	3	3
	Guaynabo	4	2	35	32
	Gurabo	0	3	27	20
	Hatillo	2	2	20	17
	Hormigueros	1	1	5	3
	Humacao	6	4	77	68
	Isabela	3	5	18	12
	Jayuya	0	0	3	2
	Juana Diaz	2	0	10	8
	Juncos	4	1	55	45
	Lajas	1	2	3	3
	Lares	0	2	10	9
	Las Marias	0	0	6	6
	Las Piedras	6	5	33	27
	Loiza	3	3	64	60
	Luquillo	4	1	35	29
	Manati	8	4	76	64
	Maricao	0	0	2	1
	Maunabo	0	1	5	5

B.1	Municipalities	Total Families with Disability	Total Families Elderly	Total Families with Children Less18	Total Families Single Mom
	Mayagüez	1	19	115	101
	Moca	1	2	11	9
	Morovis	5	3	59	52
	Naguabo	1	1	30	28
	Naranjito	4	3	48	41
	Orocovis	0	0	5	4
	Patillas	1	0	5	4
	Peñuelas	0	0	2	2
	Ponce	8	4	64	58
	Quebradillas	2	0	22	17
	Rincon	2	2	6	6
	Rio Grande	8	7	230	300
	Sabana Grande	2	0	22	15
	Salinas	2	0	20	19
	San German	3	0	22	21
	San Juan	32	43	612	535
	San Lorenzo	18	8	90	72
	San Sebastian	3	4	47	37
	Santa Isabel	0	0	19	15
	Toa Alta	12	8	197	160
	Toa Baja	19	14	185	159
	Trujillo Alto	19	11	190	152
	United States	16	2	51	47
	Utua	5	2	67	45
	Vega Alta	4	4	160	139
	Vega Baja	21	23	174	146
	Vieques	0	0	6	6
	Villalba	0	0	20	13
	Yabucoa	9	8	131	111
	Yauco	0	0	10	7
	Gran Total	346	294	4,406	3,870

B2 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

- | | | |
|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Mixed Finance Modernization or Development. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Demolition and/or Disposition. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Designated Housing for Elderly and/or Disabled Families. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Tenant-Based Assistance. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Over-Income Families. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Police Officers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Non-Smoking Policies. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project-Based Vouchers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Units with Approved Vacancies for Modernization. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.

Modernizations or Developments

Design:

- Villa del Rey (RQ 5138 and AMP 005004011P) – Rehabilitation
- La Ribera (RQ 3052 and AMP 005004018P) – Rehabilitation
- Villa Monserrate (Redesign) (RQ 5154 and AMP 005004002P) – Total Demolition
- Mattei II (RQ 5247 and AMP 005009007) – Demolition

Modernization and Demolition Projects:

- Rafael Torrech (RQ 5003 and AMP 005003003) – Modernization including Seismic Reinforcement
- Cuesta Vieja (RQ 5149 and AMP 005001008) – Modernization
- Brisas del Mar (RQ 5045 and AMP 005006029P) – Total Demolition
- Mattei II (RQ 5247 and AMP 005009007) – Demolition

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- Diego Zalduondo (RQ 3055 and AMP 005005023) – Total Demolition
- Nuestra Señora de Covadonga (RQ 5114 and AMP 005005029) – Demolition of 56 units and New Construction of Recreational Facilities

UFAS Accessible Unit Plan:

- Construction activities for the adaptability certification of 350 partial and total units located in various public housing developments to meet ADA standards, as established in the AVP Voluntary Compliance Agreement.

Capital Improvements/Extraordinary Maintenance:

- An investment of \$26.4 million in various projects.

Projects Funded by FEMA DISASTER ASSISTANCE GRANT DR-4339 and DR-4473

- Completion of 51 projects under Phase 1 of the Disaster Recovery Program this fiscal year, impacting 28 municipalities with a total budget of \$582.1 million. The construction work of 19 projects is expected to be finalized.
- Launching bidding processes for Phase 2 of the recovery efforts. This phase involves 34 projects across 22 municipalities with an estimated implementation cost of \$55.7 million.
- Additionally, 110 additional projects will be assigned to the design phase, covering 41 municipalities with an investment of \$61.5 million (design fees).

Environmental Compliance – Lead-Based Paint (LBP) Compliance (24 CFR 745 – "Lead-Based Paint Poisoning Prevention in Certain Residential Structures")

- Lead-Based Paint (LBP) Detection Studies and/or Visual Inspections in 21,840 units – Phase 1 Implementation.
- Conducting LBP Risk Assessments in 1,704 housing units and/or Blood Lead Level Testing for children under 6 years old, as defined in 24 CFR 745.

Energy Matters:

- Over the coming years, installation of photovoltaic systems (solar panels) with batteries is planned in public housing community rooms. These installations aim to enhance community resilience for residents, common areas, and the continuity of administrative services.

Designation of Housing for the Elderly and/or Families with Disabilities

Ponce de León 55 (PL #55),

The proposed project, **Ponce de León 55 (PL #55)**, will be a newly constructed community designated for older adults (62+), located in Santurce, San Juan. The project will consist of six residential stories along Juan Ponce de León Avenue, with two levels of underground parking providing 137 parking spaces. It will encompass approximately 268,489 total square feet, including residential areas, parking, and common spaces. The development will feature a sustainable, hurricane-resilient design, complying with ICC-700 standards and all applicable energy and building codes.

The project will serve the low-income senior population, with units for households earning 50% and 60% of the Area Median Income (AMI). It will include 38 LIPH units and 184 PBV units, all designated for older adults (62+), with the flexibility to admit near-elderly households (ages 50–61) if necessary.

Vieques Elderly

Vieques Elderly is a project that the AVP (Vieques Housing Authority) plans to acquire in the municipality of Vieques. This development features a total of 28 (28) housing units for seniors. The structure is divided into two structural components:

- Main building with 18 housing units, all with one bedroom, and a communal service area.
- Row house-style structures with 10 independent units, each with one bedroom and individual access.

The units comply with the federal standards of the Uniform Federal Accessibility Standards (UFAS) and the Americans with Disabilities Act (ADA).

B3 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.

ADMINISTRATION OF THE PROPERTY MANAGEMENT DIVISION

- Coordinate, direct, and oversee intervention and compliance activities for Public Housing properties, to verify that administrators and municipalities comply with established federal and state laws, regulations, procedures, and public policies. (Code Federal Regulation - 24 CFR)
- Continue interventions through monitoring in the following areas: Pre-REAC (24 CFR 902.5), Health & Safety (24 CFR 7.703), Physical Condition (24 CFR 902.21), General Inspection of Common Areas (24 CFR 5.703 e), Unit Inspections (24 CFR 5.703 d), Site Inspections (24 CFR 5.703 a), Building Inspections (24 CFR 5.703 b), and Systems Inspections (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. Ensure optimal conditions in housing units and oversee the provision of quality services in line with HUD regulations.
- Review preventive, routine, and emergency maintenance reports and efforts made to fulfill rental agreement terms for the units, project accounting, occupancy reports, annual reexaminations, and EIV (Enterprises Income Verification) checks.
- Verify activities, findings, and reports submitted by administrators and municipalities through interviews, interventions in projects, and inspections of public housing properties.

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- Use the Yardi Voyager program to validate reports submitted by administrators and municipalities, related to maintenance.
- Coordinate and review, through periodic interventions, public housing properties under the Tax Credit Incentives program to ensure compliance with contracts with investors and the Public Housing Administration.
- Train administrators and municipalities on the laws, regulations, procedures, and public policies applicable to the AVP.
- Workshops on Asset Management and Preventive Maintenance.
- Keep staff trained with tools that facilitate task performance and focus on achieving goals.
- Complaints or grievances – Receive, register, track, evaluate, repair, and follow up on tenant and/or agency complaints regarding maintenance issues in the projects.
- Follow up on service requests generated through the resident portal in the Yardi Voyager program and refer them for action by the Administrator or Municipality.
- **VCA (Voluntary Compliance Agreement)** – Perform or assist in the audit of needs assessments and reasonable accommodation audits.
- **VCA** – Provide support regarding accessible units, organizational charts and special procedures, contingency plans, compliance teams, and findings workshops.
- **VCA** – Semi-annual monitoring, evaluation, and validation of Needs Assessment Reports (NAR) and Reasonable Accommodation Reports (RAP).
- Emergency management: Provide support in emergency situations as directed by the Governor.

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- Evaluate funding requests for equipment acquisition and routine improvements in Public Housing Administration projects, according to each project's specific needs.

GOALS

- Continue with the rehabilitation plan for vacant units unavailable for occupancy.
- Follow up with Agency staff, administrators, and municipalities on service request and inspection modules using the Yardi Voyager operating system.
- Continue training the Property Management Division staff on updates to the National Standards for the Physical Inspection of Real Estate (NSPIRE) from the Real Estate Assessment Center (REAC) and integrate the inspection module using the Yardi Inspections Mobile TM program.
- Impact all public housing developments for monitoring of physical aspects, including regular Pre-REAC 2025 monitoring.
- Recruit personnel for the position of Contract Monitoring Officer for all zones managed by the Property Division to improve public housing oversight and administrator monitoring.
- Reevaluate monitoring and inspection methods to optimize reports needed to measure indicators of administrator performance.
- Review lease agreements to establish parameters regarding deficiencies caused by residents.

ACTION PLAN – IMPROVE REAC SCORE

- Analyze and follow up on corrective actions submitted by administrators and municipalities for deficiencies noted in REAC inspections from 2023 and 2024, emphasizing projects scoring below 80 points.
- Identify projects to be inspected in REAC 2025 to outline work plans and conduct Pre-REAC 2025 inspections.

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- Update tools and equipment for Contract Monitoring Officers to improve performance and efficiency.
- Follow up on Pre-REAC 2023 and 2024 monitoring for corrective actions in deficiencies noted by the Property Division.
- Prepare logistics for Physical Condition inspections, including sites, buildings, systems, and units in identified projects starting in January 2025.
- Analyze REAC inspection summary reports to minimize repeat deficiencies.
- Work with the Project Development and Construction Area to analyze Physical Needs Assessments (PNA) to identify urgent and immediate needs.
- Evaluate and recommend operational budget requests to carry out necessary work to correct deficiencies impacting inspection scores.
- Provide technical assistance to administrators and municipalities on HUD regulation updates, specifically the NSPIRE standards from REAC.
- Conduct regular meetings with administrators and municipalities to outline work plans and provide guidance on essential inspection aspects.
- Support administrators and municipalities in following up on referrals or complaints made to various government agencies such as AAA, AEE, DRNA, and Municipalities.

IMPLEMENTATION

- Carbon monoxide (CO) and smoke detectors in bedrooms of developments under the NSPIRE program must have sealed 10-year batteries.

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ACHIEVEMENTS

- Recruitment of nine (9) Contract Monitoring Officers in the Property Division.

With the implementation of Yardi Voyager during the year 2023-2024, a total of 1,480,426 work orders were created and 1,452,970 were completed during that period, representing 98.15%.

A total of 50,355 units were inspected during the year 2023-2024 with the full implementation of the Yardi Inspections Mobile module representing a total of 99.36% of the total units available for inspection.

100% of buildings and 100% of sites were inspected in public housing projects for fiscal year 2023-2024.

Significant decrease in the total of the original findings due to VCA monitoring by the Managing Agents and the Municipality of Camuy represented 69.77 % for the AVP. Compliance with 100% of the six-monthly Evaluation and Validation Monitors of the Needs Assessment Report (NAR) and Reasonable Accommodation Report (RAP).

Development and Construction Area

Projects with Funding of FEMA DISASTER ASSISTANCE GRANT DR-4339 and DR - 4473

- As FEMA funds become available, the AVP will continue to make improvements to residential areas across the island affected by Hurricane Maria (DR-4339) and the Earthquake (DR-4473). For these purposes, the AVP hired two Program Managers and a Supervision and Monitoring Manager. The total number of projects to be repaired is 320 residential, subject to the agreement with the private insurer of the claim submitted.
- Projects in progress for roof repair and exterior painting, among other miscellaneous repairs:

<p>B3</p>	<ul style="list-style-type: none"> ○ Las Muñecas (RQ 5162 and AMP 005001011P) – Design-build contract amount = \$5,152,924.00. Project at 70% progress, with an estimated completion date of 4/11/2025. ○ Rincón Taino (RQ 5144 and AMP 005006031P) – Design-build contract amount = \$3,606,500.00. Project at 18% progress, with an estimated completion date of 12/2/2025. ○ Manuel Roman Adames (RQ 3038 and AMP 005002010) – Design-build contract amount = \$3,141,858.00. Project at 80% progress, with an estimated substantial completion date of 12/30/2024. *Request for quote and additional time in progress. ○ Puerta de Tierra II (RQ 5311 and AMP 005010060) – Design-construction contract amount = \$262,524.00. Paint only project at 36% progress, with an estimated completion date of 2/24/2026. ○ Práxedes Santiago (RQ 3041 and AMP 005006008) – Design-build contract amount = \$5,900,790.19. Project at 55% progress, with an estimated completion date of 12/26/2025. ○ La Alhambra (RQ 5096 and AMP 005003008) – Design-build contract amount = \$4,470,270.79. Project at 20% progress, with an estimated completion date of 3/29/2025. ○ Parque San Agustín (RQ 5246 and AMP 005010004) – Design-construction contract amount = \$1,421,774.00. Project at 16% progress, with an estimated completion date of 7/24/2025. ○ Country Club Gardens (RQ 5013 & AMP 005010024) – Design-build contract amount = \$2,789,356.00. Project at 18% progress, with an estimated completion date of 12/15/2025. ○ Villa Esperanza (RQ 5035 and AMP 005010037) – Design-build contract amount = \$7,787,076.35. Project at 25% progress, with an estimated completion date of 9/17/2026.
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- Villa del Caribe (RQ 3062 and AMP 005007009) – Design-construction contract amount = \$3,000,000.00. Project at 20% progress, with an estimated completion date of 11/15/2025.
- Juana Matos I (RQ 3102 and AMP 005003018) – Contract Amount for Design-Construction = \$6,203,794.54. Project at 25% progress, estimated completion date: July 30, 2026.
- Bella Vista (RQ 3090 and AMP 005006028) – Contract Amount for Design-Construction = \$4,470,270.79. Project at 20% progress, estimated completion date: December 8, 2025.
- Carolina Housing (RQ 5217 and AMP 005005015) – Contract Amount for Design-Construction = \$2,422,450.00. Project at 25% progress, estimated completion date: October 3, 2025.
- Nemesio R. Canales I & II (RQ 7005 and AMP 005010005 / RQ 7006 and AMP 005010006) – Contract Amount for Design-Construction = \$33,789,222.40. Project at 10% progress, estimated completion date: March 19, 2027.
- Nuestra Señora de Covadonga (RQ 5114 and AMP 005005029) – Contract Amount for Design-Construction = \$6,026,070.22. Project at 18% progress, estimated completion date: February 4, 2027.
- Ext. Sábalos Gardens (RQ 5012 and AMP 005008018) – Contract Amount for Design-Construction = \$10,006,707.00. Project starting design phase, estimated completion date: February 12, 2027.

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- José H. Ramírez (RQ 3066 and AMP 005005026) - Contract Amount for Design-Construction = \$3,467,063.00. Project at 18% progress, estimated completion date: December 24, 2025.
- Rafael Hernández (Kennedy) (RQ 4011 and AMP 005008016) - Contract Amount for Design-Construction = \$5,199,002.00. Project starting design phase, estimated completion date: March 24, 2026.
- Arístides Chavier (RQ 1014 and AMP 005009017) - Contract Amount for Design-Construction = \$14,950,000.00. Project at 10% progress, estimated completion date: May 14, 2027.
- Jardines de Monte Hatillo I (RQ 7003 and AMP 005010036) - Contract Amount for Design-Construction = \$6,544,000.00. Project at 16% progress, estimated completion date: January 29, 2026.
- Jardines de Monte Hatillo II (RQ 7004 and AMP 005010036) - Contract Amount for Design-Construction = \$10,426,424.00. Project starting design phase, estimated completion date: October 19, 2026.
- Padre J. Rivera (RQ 3094 and AMP 005007002) - Contract Amount for Design-Construction = \$4,950,115.55. Project at 22% progress, estimated completion date: November 17, 2026.
- Pedro M. Descartes (RQ 3067 and AMP 005006030) - Contract Amount for Design-Construction = \$4,799,466.03. Project at 16% progress, estimated completion date: February 27, 2026.

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Projects Under Bidding for Design–Construction Contracts (Roof Repairs and Exterior Painting) with a Global Budget of \$118.7 million:

- Torres del Río
- Luis Llorens Torres (Youth Center)
- Los Lirios
- Fernando Luis García
- Jardines de Campo Rico
- Pedro Regalado Díaz
- Dr. Víctor Berríos
- Jardines de la Nueva Puerta de San Juan I
- Jardines de la Nueva Puerta de San Juan II
- Fernando Sierra Berdecía
- Juana Matos II
- Juana Matos III
- Bahía
- Las Palmas
- Alejandrino
- Liborio Ortíz
- Miscellaneous repairs in various recreational areas in the metro region (31 facilities).

Additional Projects Under Bidding for Design–Construction Contracts (Roof Repairs and Exterior Painting) Estimated at \$129.6 million:

- Las Palmas
- Brisas del Turabo I

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- Las Margaritas I
 - Las Margaritas II
 - Alturas de Country Club
 - Luis Llorens Torres (Providencia)
 - Luis Llorens Torres (El Medio)
 - Isidro Jacinto Cora
 - Valles de Guayama
 - Luis Pales Matos
- As a second phase of the Program, the process of acquiring construction services will begin for 34 projects, located in 22 municipalities and containing partial repairs to roofs and/or exterior painting work. The project execution budget totals \$55.7 million, and because the scope of repairs is minimal, no design drawings will be required.
- Finally, the third phase comprises 110 projects that were identified for design due to lack of a complete budget for execution (due to anticipated insurance reductions). Subject to approval of funds and authorization to the Program Managers for execution, economic proposals would be requested from engineering and architecture firms previously qualified by the AVP (AVP-RFQ-18-19-01 A/E Design Services). The budget for the execution of these projects totals \$828.5 million and is distributed among 41 municipalities. Design fees are estimated at \$61.5 million. Designs must contemplate the recreational areas of each residential as a first phase.

Double Line Projects (Agua Caliente)

- • Luis Llorens Torres - Youth Center - (RQ 7009 and AMP 005010009) - Works in progress. The work has been executed in 35%.
- • Vista Hermosa III - Phase 3 [64 units] (RQ 7012 and AMP 005010012) - It was auctioned in 2022 and no one submitted a tender. Additional funds were requested to re-auction the project. Funds tested at the end of 2023. During the year 2024, a new auction is held, in which a single bidder submits an offer. S required to consult with HUD to proceed with the award ("Sole Source"). After

B3	<p>obtaining authorization from HUD to award the auction, the Managing Agent awards the auction and signs a construction contract. The contractor submits a claim for extended managed expenses. The Managing Agent is evaluating the claim to give recommendations TO FOLLOW to the Agency to proceed with the project.</p> <ul style="list-style-type: none"> • Santa Rita de Casia (RQ 3027 and AMP 005008003) – Phase 1 [76 units]: Auctioned three (3) times. Project contracted in June 2024. In the process of obtaining RRP permits. Construction work will begin in January 2025 and is expected to be completed in August 2025. • Virgilio Dávila (RQ 3017 and AMP 005003001) – Project paralyzed due to construction permit and applicability of RRP Rule. The termination was processed for convenience. The contractor is in the process of submitting a revised final invoice for claims expenses and profits. Project in programming for auction. New budget allocated for work, inspection services, procurement 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) -- Project in the process of auction – budget assigned for work, inspection services and acquisition process – \$1,362,000.00. • Gabriel Soler Catalá (RQ-3047 / AMP 005008004) – Phase I [32 units]: Project in substantial completion (August 2023). Pending the closure of the DNER permit related to the RRP Rule. • Gabriel Soler Catalá (RQ-3047 / AMP 005008004) – Phase II [32 units]: In preparation of auction documents. • Franklin D. Roosevelt I – Phase I [102 units] (RQ-7001 and AMP 005008008) – Work completed. • Franklin D. Roosevelt II – Phase I [115 units] (RQ-7002 and AMP 005008009) – Work completed. • Columbus Landing – Phase I [160 units] (RQ-4001 and AMP 005008007) – has been auctioned four (4) times. Works awarded in August 2024. Work begins in January 2025 and is expected to be completed in August 2025. • El Carmen – Phase I [104 units] (RQ-4010 and AMP 005008015) – Works completed in November 2024.
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- Jardines de Guaynabo (RQ-3045 / AMP 005003025) – Project was designed during the administration of the residential by the Municipality of Guaynabo and did not include the electrical system necessary to power the line heater. Project is in the negotiation phase with the designer to include the necessary electrical design.
- Zenón Díaz 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 the Existing Rainwater System

- Felipe Sánchez Osorio Elderly Housing (RQ 5322) – Project was auctioned twice and the auctions were deserted, no one submitted a proposal. Work is underway to amend the design contract to review documents and service time during construction to auction the project divided into three work orders, according to the three sectors that the site is divided into, A, B and C. With these changes, the participation of smaller contractors is sought, since the notification will be given to proceed only for one sector and after it is finished, the next one will begin and so on.

Energy Audit

- The energy audit is in the final RFP process for bidding through the Acquisitions and Contracts Area.

Comprehensive Rehabilitation of the Photovoltaic System with Backup Batteries

- **Puerta de Tierra II (RQ 5902 and AMP 005010060P)**
 - **Cost:** \$680,000 (Based on 2022 Estimate: \$459,146 + \$100,000 for New Battery Banks + \$50,000 Inflation Costs + \$70,854 Consultant and Private Inspection)
 - Bidding completed, awarded, and currently in the Design and Construction phase.

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- **El Coquí (RQ 5210 and AMP 005003023P)**

- **Cost:** \$160,000 (\$140,000 + \$20,000 Consultant and Private Inspection)
- Bidding completed, awarded, and currently in the Design and Construction phase.

Structural Evaluations for Housing Projects

Scope of Work

- Structural evaluations are needed to analyze AVP projects for potential vulnerability to future seismic events in Puerto Rico. In this phase, evaluations will focus on AVP projects occupied on or before 1970.
- These evaluations will include visual inspection of the building's structural system (including footings), available plans and specifications, preliminary non-destructive and destructive testing of concrete and rebar, and using this information to assess the structural features of existing buildings for seismic resistance. Recommendations for retrofitting ("structural retrofit") will be made to prevent collapse during major seismic events.

Timeline

- Services will be contracted through various project administrators. Considering contracting processes, workload, and shortage of technical personnel, the evaluations are expected to be completed within 36 months after services are contracted.

Cost

- With 153 AVP projects occupied on or before 1970, at an estimated cost of \$45,000 per study, a total budget of **\$6,885,000** will be required.

Development of a Structural Study Guide

- A structural engineering company will be contracted to create a guide for structural studies based on applicable codes and regulations. This

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guide will provide project administrators a foundation to request studies for each project.

- **Estimated Cost:** \$77,537.60. Documentation is being prepared to request funds and contract the service.

Projects for Demolition

- Villa Monserrate (RQ 5154) – Total demolition: The auction for the demolition works was delayed due to additional environmental requirements. These requirements have too high costs. Therefore, the AVP decided to negotiate a development proposal for a blended finance project that includes demolition. The AVP hired the architectural and engineering services to update the demolition cost estimate and it was updated. Currently, it will be included in the 2025–2029 Five-Year Plan, the demolition design update by 2025 and the demolition of the project by 2026.
- Torres de la Sabana (RQ 5103 and AMP 005005011P) – Total Demolition: Project completed and in the closing stage.
- Los Cedros (RQ 5106) – Total Demolition: Began on May 30, 2023 (68.63% progress).
- Villas del Cafetal (Yauco Housing) – Demolition of Building 8 of 9 units (RQ 5191): The AVP issued the certification of funds for the professional design, permitting and supervision services for the demolition of Building 8 in the amount of \$146,670.00. The Managing Agent will proceed with the process of contracting design services for demolition due to damage caused by seismic events, including preparing and submitting a demolition request to the Special Request Center (SAC). Environmental assessment

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documents were submitted to the Bureau of Environmental and Technical Affairs (NATA) for review.

- Brisas del Mar (RQ- 5045 and AMP 005006029P) – Total Demolition – Pending evaluation and negotiation of A/E service proposal through the Procurement and Contracts Area.
- Diego Zalduondo (RQ 3055 & AMP 005005023P) – Total Demolition – Project in the process of preparing and submitting the demolition application to HUD for approval.
- Mattei II- DEMO (RQ 5246 and AMP 005009007P) – Total Demolition – Project pending preparation of the documents to hire architectural and engineering services to evaluate physical conditions and design the demolition.

Demolition / Construction Projects

- Luis Lloréns Torres (RQ 2009) – Commercial building on plot A: The AVP considers rehabilitation of this building due to the requirements of "SHPO". It was decided to make a new contract for the modernization of the building, instead of demolition and new construction. A proposal was requested from the contracting office. Meeting pending to clarify doubts of the proponent and receive proposal to complete the evaluation, negotiation and contracting process.
- Bella Vista (RQ 3101), including the demolition and new construction of Building 2: The design has already been completed in accordance with the 2018 Puerto Rico Building Code and the construction permit has been obtained. The auction was canceled because the only bidder submitted a proposal well above the cost estimate and the TDC 2023 limits. The 2024

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TDC **limits did not increase. The** current costs of other projects presented at auction are reaching above the limits of the TDC. Pending re-evaluation for re-auction.

- Villas del Cafetal (Yauco Housing) – New Construction of Building No. 8 (Units 52 to 60). The AVP requested the Managing Agent to initiate the process of contracting the architectural/engineering services for the construction of New Building No. 8. In evaluation of the request for funds for the contracting of the design phase, application for endorsements/permits and supervision during the construction phase. After the design of the new building is completed, funds will be requested for the new construction
- The following projects will be rehabilitated due to earthquake damage:
 - a. Luis Muñoz Rivera – RQ3084 (200 units)
 - Buildings 17, 18, 19 and 20 (48 units) (Phase I). Finished at 100% and occupied.
 - Buildings 3, 4, 5, 6, 7, 8, and 10 (52 units) (Phase 2). Finished at 100% and occupied.
 - Buildings 1, 2, 9, 11, 12, 13, 14, 15, and 16 (Phase 3 of 100 units). Certified funds in August 2023. Project auctioned twice and no one has presented
 - Certified funds in August 2023. Project auctioned twice and no one has submitted bids. Pending the request for additional funds to auction for the third time.

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b. Santa Catalina – RQ5028 (18 unidades)

- Se está en espera de la certificación de fondos para que se lleve a cabo los trabajos de Diseño y Supervisión para las reparaciones de las 18 unidades de vivienda afectados por los terremotos del año 2020.

c. Jardines de Guánica – RQ5183 (14 unidades)

- Fondos certificados el 3 de diciembre de 2021 para:
 - Trabajos de reparación: \$466,447.46
 - Design/Supervision: \$84,420.00
 - Inspection: \$145,000.00

The certification of additional funds is awaited to carry out a second auction for the repair work of the affected units.

d. José Tormos Diego – RQ5163 (29 Vacant Units)

- Funds were requested for the design of Seismic Reinforcement. Negotiation with designers pre-selected by AVP did not bear fruit. Funds were requested to hire a designer. Pending receipt of the certification of Funds.

e. Silver Valley (50 units vacant), Cooper View (1 unit vacant) and Golden View (19 units vacant) – RQ5260, 5259, and 5258 -AMP RQ005009030, (Total of 70 units vacant)

- Silver Valley – Phase of construction plans, permitting and Auction documents completed. Construction funds were requested. Pending certification of construction funds.

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- Cooper View Phase construction plans, permitting and auction documents completed. Construction funds were requested. Pending certification of construction funds.
- Golden View – Phase of construction plans, permitting and Auction documents completed. Construction funds were requested. Pending certification of construction funds.

f. Villas del Cafetal (Yauco Housing), RQ 5191 – Building 5 – 9 units

- Pending certification of funds to carry out the auction of the repair work on Building 5 (units 30 to 39).

g. Aristides Chavier (RQ-1014 and AMP 005009017) – Building 26, Unit 214.

- The damage is to the balcony of said unit and for security reasons units 212 (first floor) and 216 (third floor) are also vacant. Awaiting certification of funds.

MODERNIZATION PROJECTS

- Bernardino Villanueva (RQ 5024) Comprehensive Modernization: Project in the construction phase (Phase I – 132 units and Administration, Maintenance and Community Services Buildings). It began on April 5, 2021. Project in progress (59.49%).
- Brisas del Turabo II – (RQ 5019 & AMP 005004007P) – Modernization of 122 units – Modernization project started in May 2024 (2% progress)
- Agustín Stahl Phase II (RQ 3100): 88 units (RQ 3100): Third auction awarded, pending reopening of the construction permit and signing of the construction contract. Waiting to complete the relocation of stage I (44 units).
- Phase II Cupey Heights [152 units] (RQ 5034): Project started on January 13, 2025.
- Bella Vista (RQ 3101), including the demolition and new construction of Building 2: The design has already been completed in accordance with the 2018 Puerto Rico

<p>B3</p>	<p>Building Code and the construction permit has been obtained. The auction was canceled because the only bidder submitted a proposal well above the cost estimate and the TDC 2023 limits. The 2024 TDC limits did not increase. The current costs of other projects presented at auction are reaching above the limits of the TDC. Pending re-evaluation for re-auction.</p> <ul style="list-style-type: none"> • Rafael Hernandez (Kennedy) RQ 4011 – Phase III (B) – New Construction of Buildings for Administration, Maintenance and Communal Facilities and the Demolition of Building 22 – Final phase of Construction Documents has been completed. The auction was held, but no one submitted a proposal. The re-auction of the project was requested. Pending that the Procurement and Contract office prepares the documents for auction and publishes that the announcement. • Cuesta Vieja RQ 5149: The project is in the Auction, Contract and Construction Documents phase pending evaluation to reduce costs due to the fact that the estimate is above the TDC 2024 limits. Auctioning the entire project (Phase I and Phase II) is considered. • El Taíno (RQ-5202 and AMP 005006032P) – Project in the Auction, Contract and Construction Documents stage. Pending evaluation and approval. Also, the building permit is pending to request funds and auction documents. • Rafael Torrech – Phase I (RQ-5003 and AMP 005003003P) – The MOU/Schematic Drawings phase has been completed. Additional structural testing was carried out and demolition was recommended by the designer. However, SHPO established the historical value of the property and requested that an alternative be presented for structural reinforcement and modernization that would not affect the architectural value characteristics of the structures. SHPO approved the submitted alternative and is pending the designer's submission of a revised cost estimate for this alternative for appropriate evaluation. • Los Laureles (RQ-5168 and AMP 005003012P) – In the process of evaluating the MOU/Schematic Plans Phase and obtaining the corresponding environmental endorsements. Additional structural testing was performed and changes to the design are pending due to the test results. • Luis Llorens Torres (RQ 7008 and AMP 005010008P) Modernization Commercial Lot A - Commercial building on plot A: The AVP considers rehabilitation of this building due to the requirements of "SHPO". It was decided to make a new contract for the modernization of the building, instead of demolition and new
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canceled because the only bidder submitted a proposal well above the cost estimate and the TDC 2023 limits. The 2024 TDC limits did not increase. The current costs of other projects presented at auction are reaching above the limits of the TDC. Pending re-evaluation for re-auction

- El Taíno (RQ 5202 and AMP 005006032) – Comprehensive Modernization (Additional Funds) – Project at the Auction, Contract and Construction Documents stage. Pending evaluation and approval. Also, the construction permit to request funds and auction documents is pending.
- Cuesta Vieja (Phase I) (RQ 5149 and AMP 005001008) – Comprehensive Modernization (Additional Funds) – The project is in the Auction, Contract and Construction Documents phase pending evaluation to reduce costs due to the estimate being above the TDC 2024 limits. Auctioning the entire project (Phase I and Phase II) is considered.

NEW DEVELOPMENT:

- Emerald Vista (RQ 5325): Project under construction in Caguas, Puerto Rico (on land where the José Gautier Benítez public housing property is located [RQ-3033])
 - Multifamily Buildings (238 units): Project completed.
 - Elderly Building [200 units] – Project completed.
- New Development in Ciales, Ciales, PR – A request for proposals for a new project of 110 housing units was requested from the Procurement and Contracts Area by the turnkey method. A proposal was received, but the process is pending cancellation by the Procurement and Contracts Area, since the proponent indicated that the proposed land does not have the capacity for the requested units.
- New Development in Vieques, Vieques, PR – A request for proposals for a new 50-unit housing project was requested from the Procurement and Contract Area using the turnkey method. The sole proponent submitted a proposal well above the 2023 TDC limits. Currently, the project is in a second request for proposals process in the Procurement and Contract Area.

PLANNING:

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Mixed-Financing Developments

- Chrysanthemums II (RQ 5084) (New development – 90 units): the project is pending negotiation of a development proposal for a blended finance project.
- Los Álamos (RQ 5056) (New development – 338 units): The Puerto Rico Department of Housing and Public Housing Administration signed a Master Development Agreement with Michaels Development Company I, LP for the redevelopment and transformation of the Los Alamos site. Pending final approval of the application for CDBG-DR funds granted, resolve land ownership issues, land acquisition from the municipality of Guaynabo and complete the environmental process for the disposition request.
- Las Amapolas (RQ 5068) (New development – 172 units for the elderly): the project is pending negotiation of a development proposal for a blended finance project.
- Ponce de León #55 (New Development – 222 units): The Puerto Rico Department of Housing and Public Housing Administration signed a Master Development Agreement with PENNROSE, LLC for the redevelopment and transformation of the Ponce de León #55 land. The project is in the planning and schematic design stage. Pending final approval of the application for the CDBG-DR funds granted.
- Los Cedros (RQ 5106) (New development – 86 units for the elderly): the project is pending negotiation of the development proposal for a blended finance project and the demolition of the existing project.
- Torres de Sabana (RQ 5103) ((New Development – 166 units): The Puerto Rico Department of Housing and 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 land. The project is in the planning and schematic design stage. Pending response to the request for reconsideration of the CDBG-DR funds awarded and completion of the environmental process for the disposition request.
- Los Peña (RQ 5149) (New development – 144 units): the project is pending negotiation of a development proposal for a mixed financing project.

<p>B3</p>	<ul style="list-style-type: none"> • Villa Monserrate (RQ 5154) (Demolition and New Development – 72 units): the project is pending negotiation of a development proposal for a mixed finance project. <p>Demolition Projects</p> <ul style="list-style-type: none"> • Alturas de Ciales and Dos Rios (RQ005200 & RQ005119 and AMP 005002013 & AMP 005002012) – Total Demolition (FEMA FUNDS): Pending final evaluation of demolition documents and obtaining corresponding endorsements and permits. • Los Peña (RQ 5159) – Total Demolition: Pending receipt of auction documents and certification of funds to request the auction. • Nuestra Señora de Covadonga – Demolition 56 units (RQ 5114 and AMP 005005029P)): Project pending HUD approval for demolition application, to complete the final demolition design, including endorsements and permits. • Padre Nazario (RQ- 3044 and AMP 005009005P) – Total Demolition – Plans for the total demolition of this project have been halted and PRPHA will continue with the assessment to make improvements to the buildings affected by the earthquakes. • Brisas del Mar (RQ- 5045 and AMP 005006029P) – Total Demolition – Project in the process of evaluation and approval of the proposal for contracting design services. <p>Modernization Projects</p> <ul style="list-style-type: none"> • Jardines de Montellano (RQ 5027) – Building A – Conversion project to housing for the elderly – Feasibility study completed. In the process of review and approval to then manage the contracting of the design services of the selected alternative. • El Taíno (RQ 5202): Project in the MOU and Schematic Plans stage. Pending obtaining the environmental certification of compliance with Article 4B3 of the Environmental Public Policy Law to continue with Phase II – Design Development. • Rafael Torrech (RQ 5003): The MOU/Schematic Plans phase was completed. Change order pending to perform additional structural testing to determine if the entire project needs to be demolished.
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- Los Laureles RQ 5168: In the process of evaluating the MOU/Schematic Plans Phase and obtaining the corresponding environmental endorsements.
- El Flamboyán RQ 5081: In the process of evaluating the MOU/Schematic Plans Phase and obtaining the corresponding environmental endorsements. Pending receipt, evaluation and approval by change order proposal for additional hydrological and hydraulic study services.
- Diego Zalduondo (RQ 3055) – Project in the MOU and Schematic Plans stage. Additional investigations and structural analysis have been carried out and it is pending to determine whether the total demolition of the project is necessary.
- Pedro J. Rosaly (RQ 1009) – The project is in the process of evaluating the MOU/Schematic Plans Phase, obtaining the corresponding environmental endorsements and approval of the change order for hydrological and hydraulic study. In addition, a proposal for additional structural testing services is pending evaluation and approval by change order.
- Agustín Ruiz Miranda (RQ 5054 and AMP5001005P) – Project halted due to the fact that the construction cost of the market is higher than the TDC 2023 (Total Development Cost) limits.
- Monte Isleño (RQ 5054 and AMP 005001005P) – Project halted due to market construction cost exceeding TDC 2023 (Total Development Cost).
- Dr. Víctor Berrios (RQ-3028 and AMP 005007010P) – Project halted due to the market construction cost being higher than TDC 2023 (Total Development Cost) limits.

Proposed FY 2025 development.

Design:

- Villa del Rey (RQ 5138 & AMP 005004011P) – Refurbishment
- La Ribera (RQ 3052 and AMP 005004018P) – Refurbishment
- Villa Monserrate (Re-Design) (RQ 5154 and AMP 005004002P) – Total Demolition
- Mattei II (RQ 5247 & AMP 005009007) – Demolition

B3 Construction and/or demolition:

- Rafael Torrech (RQ 5003 and AMP 005003003) – Modernization including Seismic Reinforcement
- Cuesta Vieja (RQ 5149 and AMP 005001008) – Modernization
- Brisas del Mar (RQ 5045 and AMP 005006029P) – Total Demolition
- Mattei II (RQ 5247 and AMP 005009007) – Demolition
- Diego Zalduondo (RQ 3055 and AMP 005005023) – Total Demolition
- Nuestra Señora de Covadonga (RQ 5114 and AMP 005005029) – Demolition of 56 units and New Construction of Recreational Facilities

UFAS Accessible Unit Plan:

- Construction activities for the certification of adaptability of 350 partial and total units located in various public housing developments for compliance with ADA standards, as set forth in the AVP Voluntary Compliance Agreement.

Capital Improvements/Extraordinary Maintenance

- An investment of \$26.4 million in various projects.

Projects with FEMA DISASTER ASSISTANCE GRANT DR-4339 and DR-4473

- This fiscal year we will be completing the award of 51 projects under the first phase of the Disaster Recovery Program. 28 municipalities will be impacted with a total budget of \$582.1 million. Construction work is estimated to be completed on 19 of these projects.
- The auction processes of the second phase of the recovery work will begin. This phase consists of 34 projects distributed among 22 municipalities and with an estimated implementation of \$55.7 million.
- The design assignment of 110 additional projects is also projected, distributed among 41 municipalities and with an investment of \$61.5 million (in design fees).

Environmental Compliance – Lead Based Paint (LBP) Compliance – 24 CFR 745 ("LEAD-BASED PAINT POISONING PREVENTION IN CERTAIN RESIDENTIAL STRUCTURES")

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- Lead Based Paint (LBP) Detection Studies and/or Visual Inspections on 21,840 units – First Phase of Implementation;
- Conducting LBP Risk Assessments on 1,704 housing units and/or Screening for Blood Lead Levels in Children Under 6 Years of Age, as defined in 24 CFR 745.

Energy Issues

- The installation of photovoltaic systems (solar panels) with batteries in the communal halls of public housing is planned for the coming years. With these facilities we want to integrate community resilience to residents, common areas and the continuity of administrative services.

Information Technology Area (MIS)

For this year 2025, the Technological Information Systems Area plans to make a series of changes in the network in order to improve communications and provide greater security to the applications used in the agency.

- We will continue to monitor the agency's network in order to prevent possible cyberattacks, internal or external to the agency.
- We continue with the preventive maintenance of the operating systems of the central office servers and the computers of the central office and regional offices of all operational areas.
- We will continue with technical support to agency employees.
- Configuration of a platform for technical support to employees who are working remotely and for the management of security patches.
- Configuration and installation of the agency's new telephone box system with integration to Microsoft Teams tools.
- Development of the agency's new website so that it complies with the requirements of the PRITS and accessibility to people with some type of disability.
- Improvements in the application of Yardi Voyager in the different operational areas of the agency.

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- Development of a service portal for landlords who make residences available for rent under the Section 8 Program. And for the purpose that applicants with the assigned "vouchers" verify the houses that are available and in that way they can begin the process together with the landlord and the staff of the Section 8 program office.
- Continue with the development of technological educational centers (CET) - To provide residents with the opportunity to be assisted through current technology. In addition, to promote the integral development of residents from early age to adulthood.
- Continuation of the services of the Community Internet project in the common areas and strengthening communications security measures for all Public Housing projects.
- Work will be carried out in conjunction with the Office of Administrative Services with the development or acquisition of several applications:
 - Property Inventory Management
 - Document File Management
 - Document Digitization
- Creation of procedure manuals with the new network security policies, voice and data servers and the use of the computers of the users of the Technological Information Systems Area. In accordance with the procedural guidelines of the Puerto Rico Office of Innovation and Technology (PRITS) and the Office of the Comptroller of Puerto Rico. And approved by the Administrator and the Governing Board of the AVP.
- Develop Business Continuity and Disaster Recovery Plan.
- Prepare an Alternate Agency Operations Center for when the central building is unable to operate information systems.
- Continue to pursue new technologies for the benefit of the agency and public housing residents.

Security Office

As part of the work plan of the Security Office is:

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- Complete the process of developing an MOU with different agencies at the state and federal level.
- To collaborate with the different law enforcement agencies in the intervention and recovery of illegally occupied units through the crime of usurpation.
- Coordinate with the Office of Inspector General (OIG) on investigations related to housing projects and companies contracted to manage.
- Collaborate with the different law enforcement agencies in the intervention related to the trafficking of weapons and controlled substances in Public Housing projects.
- Collaborate with law enforcement agencies in identifying sex offenders found in Public Housing Administration projects.
- Coordinate and be part of the agency dedicated to dealing with high-intensity drug trafficking, HIDTA (PR/SUVI).
- Develop security fairs aimed at our residents throughout Puerto Rico together with the different law enforcement agencies at the state and federal level.
- Coordinate and collaborate with the different Administrative Agents of the AVP for the dismantling of drug trafficking within public residential areas.
- Create a collaborative agreement with law enforcement agencies at the federal level to be part of investigations related to drugs, weapons, and human trafficking.
- Coordinate talks on safety procedures for employees of the Public Housing Administration.

Selection and Occupancy

- Training training will continue to be offered to Selection and Occupancy personnel, Administrator Agent personnel and Resident Councils.
- Continue to provide safe and livable units for Public Housing participants.

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- Continue to occupy vacant units to achieve 98% or more occupancy.
- Continue the development of strategies with the VCA and Managing Agents to comply with the reasonable accommodation transfer procedure.
- Coordinate and verify compliance with the Units of the Tax Credit Program and continue to comply with the audits carried out by the Housing Finance Authority. To offer assistance to the Managing Agents in the process of continuous occupation.
- Guidance to residents and the Administrative Agents of the new regulations.
- Continue to check occupancy files to ensure managing agents are in compliance with policies and regulations.

Area of Community and Resident Programs

Progress of the AVP in compliance with the mission and objectives described in the Annual Plan and the 5-year Plan of the Agency.

Area Mission

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

Our Function:

- 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, inclusion and community cooperation.
- We promote self-sufficiency, in collaboration with residents and with 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.

B3 Quality of Life Services Bureau:

THE LOGICAL MODEL: A NEW VISION FOR DEVELOPMENT IN PUERTO RICO'S PUBLIC HOUSING ADMINISTRATION

The Logic Model is a systematic and visual way of presenting and sharing the comparison of the relationship between the resources to operate the program, 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, theory, and implicit assumptions of the program. It links the achievements (short, medium and long range) with the program (activities, processes, assumptions, theoretical principles of the program).

GOAL

Achieve that 100% of all the objectives programmed in the Long Range are met.

OBJECTIVE

During the 2025-2026 Annual Plan, 2 trainings on the Record Assembly Guide, Measurement and Monitoring Instruments and 1 additional on Fiscal Year Closings and Evaluations of Logic Model Results will be offered to Resident Services Coordinators.

ECONOMIC SELF-SUFFICIENCY PROGRAM

The Economic Self-Sufficiency Program is designed to motivate, support, train, assist, direct, 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 Homeownership.

For the year 2024-2025, goals were developed in each of the Bureaus of the Area of Community and Resident Programs. We work consistently on new strategies and activities to promote, serve, and deliver services to meet the needs and interests of the families served.

Projections for Economic Self-Sufficiency and Social Self-Sufficiency Programs and Services include all AVP communities and their residents as set forth in the Code of Federal Regulations, Title 24, Sub-part, 5.603.

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During the 2024-2023 fiscal year, the Area of Community Programs and Resident Services was working on the revision of the Guide for the Assembly of Files and the Implementation Plan of the Economic and Social Self-Sufficiency Programs. The new Dossier Assembly Guide was approved and its validity began in the Fiscal Year 2024-2025.

Projections for fiscal year 2025-2026:

- By 2025-2026, a total of 20,000 residents are projected to participate in the Economic Self-Sufficiency Program.
- That one hundred percent (100%) of the newly admitted families be guided on the established programs.
- A total of 400 fairs of economic self-sufficiency services will be held and one hundred percent (100%) of the residents who request services will be served, with the support of the Administrative Agents.

Education Component

- By 2025-2026, it is projected that 275 residents will graduate from high school and that 425 residents will continue or begin their higher education.

Training Component

- By 2025-2026, it is planned to offer 250 training courses to 850 residents.

Employment Component

- By 2025-2026, it is projected that 350 residents will be placed in different jobs and that 10,000 residents will receive technical assistance and training related to the world of work.

Section 3 Component

- By 2025-2026, it is projected that 400 residents will be recruited into jobs, that 900 residents will participate in different trainings and that 700 service contracts will be awarded to resident entrepreneurs.

Business Development Component

Resident Businesses

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- A total of 210 enterprises are projected to be created and developed. We currently have 186 active resident businesses.

Projections 2025-2026

- Increase the number of companies to 13%.
- Offer innovative advice and training that includes trends and technological tools to make the product profitable and our entrepreneurs are suitable for market demands.

Own Home Component

By 2025-2026, it is planned to offer 150 workshops, 1,000 orientations and 400 assistance and support sessions, aimed at promoting the purchase and sale of 25 homes.

Section 3 Component

The Fair Housing and Equal Opportunity Act of 1968: New Regulation 24 CFR Part 75. On September 29, 2020, the New Section 3 Regulation went into effect at 24 CFR Part 75. Since then, HUD has required that the information be collected from contractors, but not submitted to their offices until they issue the new guidelines for submitting recipient reports. HUD is in the process of creating the new platform where the new reports will be sent.

HUD continues to work on the design of the New Portal and the instrument that will replace HUD Form 60002.

Fiscal Year 2025-2026 Projections

- Submit the Annual Report of Section 3 under the New Regulations.
- Training will continue to be offered to contractors, AVP employees and residents of public housing.

SOCIAL SELF-SUFFICIENCY PROGRAM

Programs are established and implemented according to the data collected in the Community Profile. They are justified and established, taking into consideration the social aspects of the community that affect the improvement of the quality of life of the residents. They must be aimed at serving all populations. Through the Program and the services it contains, it is possible each year to increase the capacity to serve a greater number of residents and promote a better quality of life for families.

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This program includes the following components:

- •Fine arts
- Environmental Conservation
- •Educational
- •Sport
- Technological Educational Centers
- Older Adults (Housekeeper, Home Helpers)

For the 2025-2026 fiscal year, a total of 35,500 families are projected to participate in the Social Self-Sufficiency Program and/or Services, with the purpose of offering them the support services they need. In addition, one hundred percent (100%) of the new families will be guided on the established programs.

Home Aides Component

Through this Component, it is intended to serve the elderly and people with functional diversity. In each of the phases involved in the contracting and training of these resources, the extension of the services by geographical area is contemplated. The intention is to be able to impact one of the most vulnerable populations in our communities and cover all regions of the island.

The allocation of resources is carried out through the 10 Administrative Agents and the Municipality of Camuy, which serves as Administrator of the Manuel Román Adames Residential.

Fiscal Year 2025-2026 Projections:

- Train and certify 600 residents to serve as Home Helpers, under Section 3.
- Expand the service to more public housing communities by understanding the needs of in-home assistance in the country for the population of older adults and people with functional diversity.

Professional Services

In order to offer residents a variety of programs and workshops to strengthen families, community leaders, and residents in general, the Community Programs and Resident Services Area has the following organizations under professional services contracts during the 2023-2024 fiscal year:

B3 Olympic Performance LLC:

Inspect the physical conditions of the different sports facilities in each residential complex, with the purpose of making them suitable for use. Promotes that each Administrative Agent has a sports coordinator and recreational leaders serving the population. These personnel receive training relevant to their functions with their respective certificates. It organises initiatives at island level in the different disciplines. In basketball, he has achieved four (4) editions of the "Hoops of Hope" (young men from 16 to 26 years old), two (2) editions of the San Juan Hoops 3x3" (young men from 15 to 16 years old, 17 to 18 years old and 19 open); in women's volleyball, two (2) editions of the "Volleyball Empowering Women" (young girls from 15 to 25 years old) and this year the first edition of the "Mens Volleyball Championship" (young men from 16 years old (16 Open). She has designed, developed and implemented initiatives such as: "100 x 35 Volleyball Tour" and "Impacting your Residential" to provide volleyball and other discipline clinics in all residential

Prof. Luis G. Pagan Miranda. MSW, Clinical Social Worker

It performs a series of key tasks to strengthen the services and programs offered by the Public Housing Administration through the Area of Community Programs and Resident Services. She began drafting a protocol for handling cases of child abuse, with the aim of standardizing the practices of social workers in public housing developments. This effort represented a significant first step toward improving our services, highlighting our dedication to ensuring the safety and well-being of the most vulnerable residents.

He collaborates in meetings for the development of the Guide for the Assembling of Social and Economic Self-Sufficiency Files. The creation of this guide, together with criteria for evaluating the Implementation Plans, was an outstanding achievement that facilitated the approval process of the plans presented by the Managing Agents. This initiative reflects our commitment to efficiency and quality in the planning and execution of our programs.

Dr. Ileana Aymat Ríos

It offers prevention workshops on gender violence.

2021 Women's World Summit, Inc.

It offers seminars, lectures and workshops on women's empowerment.

B3 Independent Living Outreach Movement (MAVI)

The Independent Living Outreach Movement (MAVI) is the pioneering, non-profit organization that promotes the philosophy of Independent Living and develops skills in people with disabilities to take control of their decision-making about their lives. The independence, equality, productivity, empowerment, integration and inclusion of the human being in all aspects of society is promoted. MAVI intends to continue training Public Housing residents through the Sign Language Course to promote the most inclusive communication between the deaf and hearing communities in our public housing developments. They will learn the proper way to approach a deaf person, sensitivity aspects, and important details about the Americans with Disabilities Act (ADA). During the year 2024, 60 residents satisfactorily completed the Basic Sign Language Course and 51 the Intermediate Course.

INTERAGENCY AGREEMENTS

Municipality of San Juan – Art Squadron

During the past few years, the Department of Arts and Culture (DAC) of the Municipality of San Juan, through the Art Squadron, has provided the Public Housing Administration (AVP) with services free of charge through its fine arts component.

Our residents from public housing centers located in the Capital City have benefited from multidisciplinary artistic workshops (dance, theater/circus, singing and Puerto Rican bomba, among others) offered by DAC teachers. As established in the collaboration agreement granted between the parties dated March 1, 2022, presented by the Municipality of San Juan, valid until December 31, 2024, it is proposed to identify talented young people between the ages of 12 and 25 to participate in a theatrical production accompanied by improvement workshops, self-esteem, teamwork and leadership from Monday to Thursday. Currently, 4 residential schools are participating, according to the following schedule:

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AREA	AGENT ADMINISTRATOR	PROJECT	MUNICIPALITY
1	SP Management	Los Lirios	San Juan
3	Martinal Property	Villa Esperanza	San Juan
4	A&M Contract	Vista Hermosa	San Juan
11	Cost Control	Las Dalias	San Juan

Municipality of Coamo

Proposal "Educating for the Future". Educational services for 80 residents of the 3 public housing centers in Coamo. Support services are offered with assignments in all subjects and tutoring in core subjects; Spanish, English and mathematics. Participants receive educational talks, integration activities are provided in dance, theater, fine arts and sports. Creativity is stimulated and activities are carried out where they expose their talents and skills. Participate in awareness-raising activities in various situations and conditions that affect or could affect the community.

Programas Head Start y Early Head Start

Dentro de los residenciales públicos hay ubicados 88 centros Head Start y Early Head Start. De ellos se benefician las familias con niños a través de servicios que fomentan el desarrollo cognitivo, social y emocional, y a la vez se trabaja con sus necesidades. Se han firmado Acuerdos Colaborativos con 10 municipios para administrar 43 centros y 4 con instituciones privadas para administrar 29 centros. Contamos con 9 centros Early Head Start que brindan servicios a la población de infantes hasta los 5 años de edad.

La AVP continúa fomentando la integración de municipios e Instituciones privadas para crear Acuerdos Colaborativos para llevar estos servicios a todos los proyectos de vivienda pública.

Organization and Training Bureau (NOA)

The Organization and Training Bureau is the division that is responsible for the creation, organization and operation of the Resident Councils.

Below, we mention the functions performed by the Bureau:

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- Provides technical assistance and training to the Resident Councils and the staff of the Managing Agents.
- To promote the creation, organisation and operation of resident councils.
- Is responsible for certifying, coordinating, evaluating, and following up on resident councils.
- Evaluates and certifies the election processes as established in the Regulations.

Fiscal Year 2023–2024 Results:

- A total of 134 Resident Councils are active and continue to work for their communities.
- Compliance with the holding of senior management meetings with the presidents of the Boards.
- The staff of the Managing Agents offered technical assistance aimed at the Resident Councils and reported the procedures monthly.
- Events and activities were held in the communities and the members of the Councils were very collaborative for the impact events.

Projections for fiscal year 2024–2025:

- Organize 30 representative groups in the communities with inactive councils.
- Monitor 30% of the files of the active Councils.
- Carry out 30% technical assistance and evaluation of the effort folders in communities without a resident council.
- Continue to evaluate the monthly reports sent by the Councils and the staff of the Managing Agents.
- Continue with the recommendations to amend the Regulations and Work Guide of the Resident Councils.
- Participate in senior management meetings with the presidents of the Councils to listen to their situations and complaints, according to the needs of the community.
- Develop a work plan to offer training to the members of the Resident Councils: election process, assembly of files, and monitoring and fulfillment of their duties and responsibilities.
- Internal Regulations – preparation and compliance.
- Provide technical assistance aimed at the Resident Councils.
- Monitor the election process for compliance with the procedures that are carried out according to Federal and State Regulations.

B3 Service Proposals (RFP-18/19/03)

The Public Housing Administration (AVP) has validated the need to hire professionals to offer specific services in education, prevention, recreational and sports activities, social events, artistic and cultural activities, psychological management, training, economic self-sufficiency, summer camps and family support workshops. These are aimed at the population of children, pre-adolescents, young people, adults, families and older adults.

Those hired have the experience and knowledge necessary to fulfill the mission of social transformation and promote the necessary resources for a better coexistence and quality of life in public housing in Puerto Rico. The current proposals are presented below:

- Boys & Girls Clubs of Puerto Rico, Inc.
- Sor Isolina Ferré Centers, Inc.
- Comprehensive Human Services Corporation
- Create, Inc.
- E&F Development, Inc.
- Let's Educate for Life, Inc.
- Forging a New Beginning, Corp.
- Institute of Puerto Rican Entrepreneurship and Entrepreneurship
- Job Connection Center, Inc.
- Ortiz, Lord, Hope & Associates, Inc.
- Professional Consulting Psychoeducational Services
- Vanguard Asset Management Group, Inc.

Fiscal Year 2024-2025 Projections

- Achieve 90% of the goals established in all programs and components.
- Train 80,000 public housing residents of all ages in the different programs and components.
- Establish monitoring processes (visits) and tax audits for the proper functioning of the services that are aimed at bonafide residents of public housing.

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- Service Evaluation – AVP decided to extend the contracts for service proposals through December 2024, with a funding allocation recommended by the Federal Government.

The AVP held an auction of services, known as "AVP RFP 23 24 03". At present, our office is waiting for the evaluation, negotiation and paperwork to be completed, in compliance with the agency's regulations and the "RFP" to be approved for signature by the new bidders.

Property Acquisition and Sale Bureau

Results for fiscal year 2023–2024:

- 17 housing units were disposed of through sale, which generated an income of \$554,269.00 dollars. The average sale price was \$35,000.00.

Projections for fiscal year 2025–2026:

- 36 housing units will be made available through sale.
- Revenue equal to or close to the current fiscal year is projected for fiscal year 2025–2026 based on an average price per unit sold of \$35,000.00.

The tables below, corresponding to the Section 5h, Section 32 and Turnkey III Programs, show the remainder of the units per project up to 31 and planned or projected sales for Fiscal Year 2025–2026 beginning July 1, 2025 and ending June 30, 2026.

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HOMEOWNERSHIP PROGRAM (Sales)
PROJECTS SECTION 5H

Project	Project Number	Municipality	Units for sale	Planned sales
Alturas de Cibuco	RQ005182	Corozal	12	1
Villa de los Santos I	RQ005199	Arecibo	8	1
Villa de los Santos II	RQ005175	Arecibo	6	1
Las Delicias	RQ005160	Ponce	2	1
Alturas de Vega Baja	RQ005190	Vega Baja	11	2
Cidra Housing	RQ005249	Cidra	3	1
Antigua Vía	RQ005192	San Juan	6	2
Campo Verde	RQ005240	Bayamón	7	1
Reparto Valencia	RQ005215A	Bayamón	3	1
Villa Evangelina IV	RQ005147	Manatí	6	1
Villa Evangelina II*	RQ005121	Manatí	1*	0
TOTALES			65	12

*Abandoned Unit

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HOMEOWNERSHIP PROGRAM
SECTION 32 PROJECTS

PROJECT	PROJECT NUMBER	MUNICIPAL ITY	UNITS FOR SALE	PLANNED SALE
Caguax	RQ005051	Caguas	4	1
Extensión La Granja	RQ005256	Caguas	2	1
Alturas de Montellano	RQ005201	Cayey	9	2
Villa Navarro	RQ005126	Maunabo	29	4
Canas Housing	RQ005248	Ponce	12	2
Estancias de Santa Isabel	RQ005255	Santa Isabel	6	1
Extensión Santa Elena	RQ005109	Yabucoa	25	4
Reparto Horizonte*	RQ005235	Yabucoa	28	5
TOTALES			115	20

*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	MUNICIPAL ITY	UNITS FOR SALE	PLANNED SALE
Ramírez de Arellano	RQ005053	Mayagüez	14	4
Jardines de Quintana	RQ005030	San Juan	2	0
TOTALES			16	4

TOTAL PLANNED SALES FOR FISCAL YEAR 2025-2026 – 36

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TOTAL INCOME PROJECTED SALES FOR FISCAL YEAR 2025-2026:

Section 5h Program	\$385,000.00
Section 32 Program	\$700,000.00
Turnkey III Program	\$80,000.00
TOTAL	\$1,165,000.00

Technological Educational Centers (CET) Component

The AVP has established the Technological Educational Centres (CET), in different residential areas throughout the island. The purpose is to provide bonafide 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 technology-related skills, which result in learning, and promote the education of participants. The service provided promotes individual growth, according to the capacity and interest of the participants, generating the improvement of their quality of life.

MISSION

To facilitate the opportunity to acquire educational and technological knowledge, which supports the improvement of social conditions, community activity and the integral development of our residents.

SERVICES

The skills of preparing documents, resumes, letters, and searching for information are complemented. Programmes for self-fulfilment have been developed, promoting education, training and employment. In addition, help is provided to students with school assignments, supervised studying, and tutoring.

ACHIEVEMENTS

53 CETs have been established in the year 2023-2024.

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Projections for the coming years:

- Remodeling and inauguration of 12 Educational Centers; painting, change of signage and equipment for the education of our young people.
- Continue updating the facilities that currently operate as "Learning Centers" and/or Digital Libraries to convert them into Technological Educational Centers (CET).
- Create new CETs for all communities to enjoy.
- Continue working with the Managing Agent to create new CETs in communities that do not have these services.
- Offer technical assistance to the Managing Agents for the maintenance of all existing equipment.

The project "Traveling the World

Advanced technology that allows residents to visit different countries, cities, planets, the inner and outer world, through digital glasses. This project is of utmost importance because it facilitates the cultural and educational heritage of our residents.

The total investment of Technological Educational Centers to date is \$4,462,584.44.

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 Section 8 Program initiatives is to promote the independence of families assisted through the Family Self-Sufficiency (FSS), Family Unification, and Homeownership programs.

Objectives:

- Reach 95% or more occupancy of the Program.
- Grant the largest number of bonuses in the nine (9) Regional Offices.
- Achieve a 'High' performance rating in the SEMAP assessment at the end of the fiscal year, ensuring efficient compliance with all key indicators, including voucher utilization rate, timeliness of HQS inspections, accuracy of eligibility and revenue calculations, and implementation of effective policies. quality controls.
- Project Occupancy (PBV), Moderate Rehabilitation and Single Room Occupancy (SRO).

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- Open the Program's waiting list so that more families can benefit from the aid.
- Maintain and Promote the Landlord Incentive Program, so that more landlords make their properties available to the program.
- Develop strategies to ensure that more families receiving Section 8 assistance participate in the Homeownership Program and are able to purchase their own homes.
- Complete and maintain occupancy of the 183 vouchers allocated to the HUD-VASH Program. By filling all the vouchers, the AVP would be helping to reduce the homeless veteran population in Puerto Rico.
- Maintain compliance with the requirements of the Housing Quality Standard (HQS).
- Develop strategies aimed at the commercialization of the Projects (PBV), in order to increase the occupation of the Program and provide greater attention to citizens.
- To participate actively in the Service Fairs held in the Municipalities of the Island, with the purpose of making the Section 8 Program known to the public.
- Develop strategies to make citizen care and services more accessible and agile, using the tools we have available, such as the Electronic Identification System for Online Access (IDEAL*).
- Identify and designate human resources to work and direct efforts aimed at fulfilling the mission and objectives of the Section 8 Program.
- Continue to provide training to Section 8 Program staff.
- Implementation of new changes to the Housing Opportunity Act through the Modernization of 2016 (HOTMA).
- Implementation of the National Standards for the Physical Inspection of Real Estate (NSPIRE).
- Review and update the Administrative Plan of Section 8, ensuring compliance with current regulations and continuous improvement of operational processes.
- Ensure full compliance with HUD quality control requirements to ensure efficient, fair, and transparent administration of the Section 8 Program.
- Implement a digital portal for landlords to register and list their properties within the Section 8 Program, simplifying the participation process and increasing the supply of housing.

B4	<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>
B5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Most recent audits</p> <p>2023-01- Section 8 Program Outlook</p> <p>There were no formal written procedures describing the processes and monitoring activities specific to the eligibility requirement.</p> <p>No questioned costs were identified.</p> <p>Internal control measures were not documented to allow the Administration to prevent and/or detect in a timely manner a breach of the eligibility compliance requirement and to avoid possible sanctions or restrictions on the use of funds by the awarding federal entity. There were no formal written procedures describing the processes and monitoring activities specific to the eligibility requirement.</p> <p>2023-02-Status-Section 8</p> <p>There were no formal written procedures describing the specific control processes and activities of the special tests and the provisions applicable to the programme.</p> <p>No questioned costs were identified.</p> <p>No internal control measures were documented to guide the federal program manager to prevent and/or detect non-compliance with the tests and special provisions applicable to the program in a timely manner.</p>

B5

2023-03- Status: Public Housing Capital Fund (CFP)

By verifying 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; noted that two (2) of the sixty (60) requests for funds from the Capital Fund did not meet the three-day maximum of disbursement. In two cases they exceeded by four days.

No questioned costs were identified.

2023-04- Status: Emergency Housing Assistance Program

Title 22 CFR Part 200, Section 200.303 of the Uniform Guidance indicates that the internal controls to be established by a non-federal entity receiving federal funds must comply with the guidance of the "Standards for Internal Control in the Federal Government" issued by the Comptroller General of the United States (the Green Paper) or the "Integrated Internal Control Framework" issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO).

Management has internal controls regarding this program, however, there is no evidence of monitoring processes in place.

No questioned costs were identified.

They selected a test sample of sixty (60) participant applications for rental assistance from the 95,741 applications made during the year. In addition, we selected ERAP's special reports for their corresponding reporting compliance for the three quarters filed during the year ended June 30, 2023.

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

No follow-up activities were documented that would enable the Administration to prevent or detect non-compliance with eligibility and reporting requirements in a timely manner.

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</p> <p><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>
C2	<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>
C3	<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>

C4	<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</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C5	<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>
D.	Affirmatively Furthering Fair Housing (AFFH).
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>

D.1

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Describe fair housing strategies and actions to achieve the goal

Among our strategies to achieve the goal of zero discrimination against residents of Public Housing on the basis of race, color, religion, sex, national origin or origin, family status and disability, is to provide training workshops to all staff of both the AVP and the Administrative Agents. Address complaints quickly, sensitively, and empathetically.

Improve the infrastructure of our public housing by removing architectural barriers to free access for people with physical disabilities. Provide accessibility services at Agency offices and Managing Agents.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal