

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

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

Definitions.

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

A.	PHA Information.
A.1	<p>PHA Name: <u>Puerto Rico Public Housing Administration</u> PHA Code: <u>RQ005</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>July 2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>53,459</u> Number of Housing Choice Vouchers (HCVs) <u>12,874</u> Total Combined Units/Vouchers <u>66,333</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The PHA Annual Plan and associated documents are available for review at Central Office located in San Juan at the Office of the HCVP Coordinator of Subsidized Housing or at the Strategic Planning Office. . The physical address is 606 Juan C. Cordero Davila Building, Barbosa Avenue, 9th and 5th floor, San Juan, Puerto Rico or webpage http://www.avp.pr.gov.</p> <p>The PRPHA-RQ005 administers 12,874 vouchers trough-out the island with nine (9) Regional Offices. They are located at:</p>

A.1

- **Aguadilla Regional Office** can be reach at (787) 759-9407 ext. 5811 and serves the following (9) municipalities: Aguadilla, Aguada, Isabela, Quebradillas, Moca, San Sebastian, Lares, Añasco and Rincón.
- **Arecibo Regional Office** can be reach at (787) 759-9407 ext. 2514 and serves the following (11) municipalities: Camuy, Arecibo, Hatillo, Utuado, Barceloneta, Florida, Manatí, Vega Baja, Vega Alta, Morovis and Ciales.
- **Bayamón Regional Office** can be reach at (787) 759-9407 ext. 5808 and serves the following (8) municipalities: Bayamón, Dorado, Toa Baja, Toa Alta, Corozal, Naranjito Cataño and Comerío.
- **Caguas Regional Office** can be reach at (787) 759-9407 ext. 2711 and serves the following (8) municipalities: Caguas, Barranquitas, Cidra, Cayey, Aguas Buenas, Gurabo, Aibonito and Salinas.
- **Carolina Regional Office** can be reach at (787) 759-9407 ext. 2124 and serves the following (9) municipalities: Carolina, Trujillo Alto, Loíza, Canovanas, Luquillo, Río Grande, Fajardo, Culebra and Vieques.
- **Humacao Regional Office** can be reach at (787) 759-9407 ext. 2606 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. 5154 and serves (2) municipalities: San Juan and Guaynabo.

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

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

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

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

Y N

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

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

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

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

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

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

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

- Villas at Esmerald Vista -94 units

B.1 To meet our growing demand for housing inventory, PRPHA plans to continue evaluating existing housing projects as well as land for future development to increase our existing inventory as needed.

WAITING LIST DEMOGRAPHIC REPORT

MUNICIPALITIES	Total Families With Disability	Total Families Elderly	Total Families With Children Less 18	Total Families Single Mom
Aguada	11	59	84	63
Aguadilla	24	103	95	71
Añasco	2	6	4	4
Isabela	7	11	213	157
Moca	7	14	46	34
Rincón	1	18	19	15
San Sebastián	5	18	20	16
Barceloneta	8	30	52	38
Camuy	1	25	19	13
Ciales	1	2	15	11
Florida	1	4	5	3
Hatillo	1	14	19	15
Lares	1	0	18	14
Manatí	1	5	34	28
Morovis	0	2	4	3
Quebradillas	0	4	12	9
Utudo	13	63	37	23
Vega Alta	10	44	57	50
Vega Baja	5	29	42	36
Barranquitas	28	28	55	38
Bayamón	15	117	178	141
Cataño	13	81	175	148
Comerio	4	22	25	20
Corozal	13	21	39	23
Dorado	3	17	74	61
Guaynabo	8	52	131	105
Naranjito	4	9	22	14
Orocovis	13	15	28	18
Toa Alta	9	26	106	81
Toa Baja	5	61	108	91
Aguas Buenas	0	3	6	4
Caguas	16	122	97	79
Cayey	11	40	134	98
Cidra	1	14	22	16
Gurabo	5	16	12	9
Juncos	1	6	7	4
San Lorenzo	3	8	17	15
Canóvanas	18	76	224	179
Carolina	43	456	256	224

B.1	Fajardo	9	46	88	66
	Loíza	1	9	28	21
	Luquillo	7	19	23	19
	Rio Grande	4	22	49	38
	Trujillo Alto	6	13	45	37
	Vieques	4	10	42	27
	Aibonito	5	14	3	3
	Arroyo	4	15	6	2
	Cayey	0	0	1	1
	Coamo	3	28	27	20
	Guayama	6	29	21	14
	Patillas	5	18	29	17
	Salinas	23	66	50	36
	Ceiba	9	15	23	18
	Humacao	8	8	12	8
	Las Piedras	11	7	11	11
	Maunabo	7	18	23	13
	Naguabo	3	8	22	17
	Yabucoa	3	4	7	4
	Cabo Rojo	3	9	26	21
	Guánica	11	28	27	18
	Hormigueros	0	5	8	8
	Lajas	6	34	41	31
	Las Marías	1	2	10	7
	Maricao	1	1	5	4
	Mayagüez	11	37	57	46
	Sabana Grande	14	32	16	13
	San German	5	14	6	4
	Adjuntas	11	37	49	30
	Guayanilla	11	31	36	29
	Jayuya	9	18	39	28
	Juana Diaz	3	7	16	14
	Peñuelas	6	23	28	22
	Ponce	16	137	148	115
	Santa Isabel	5	9	41	28
	Villalba	7	5	11	11
	Yauco	11	34	32	27
	San Juan	38	300	290	238
	TOTAL	599	2753	3907	3037

B.1 WAITING LIST FOR QUARTERS OR MUNICIPALITES

MUNICIPALITIES	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Total
Aguada	0	223	39	58	9	1	330
Aguadilla	0	617	73	29	13	3	735
Añasco	0	34	0	1	4	0	39
Isabela	0	0	19	229	3	0	251
Moca	0	128	39	19	5	0	191
Rincón	0	70	9	8	3	0	90
San Sebastián	0	65	14	9	4	1	93
Arecibo	0	208	34	27	3	1	273
Barceloneta	0	129	41	16	4	0	190
Camuy	0	118	13	11	1	0	143
Ciales	0	15	10	4	4	0	33
Florida	0	31	3	2	0	0	36
Hatillo	0	120	13	8	3	0	144
Lares	0	2	2	18	0	0	22
Manatí	0	46	23	16	2	0	87
Morovis	0	14	3	1	0	0	18
Quebradillas	0	44	7	5	1	0	57
Utua	0	159	27	16	6	0	208
Vega Alta	0	163	51	6	11	0	231
Vega Baja	0	104	26	20	6	0	156
Barranquitas	0	108	32	18	10	4	172
Bayamón	0	823	159	74	17	2	1,075
Cataño	0	444	138	84	9	1	676
Comerio	0	60	11	8	4	4	87

B.1	Corozal	0	82	26	11	5	1	125
	Dorado	0	79	50	29	6	3	167
	Guaynabo	0	192	117	51	22	1	383
	Naranjito	0	48	17	6	1	2	74
	Orocovis	0	62	14	8	5	3	92
	Toa Alta	0	104	70	47	13	0	234
	Toa Baja	0	136	80	44	9	0	269
	Aguas Buenas	0	14	5	1	1	0	21
	Caguas	0	720	107	42	6	2	877
	Cayey	0	142	75	145	1	0	363
	Cidra	0	42	28	10	0	0	80
	Gurabo	0	91	12	1	1	2	107
	Juncos	0	49	12	9	0	2	72
	San Lorenzo	0	58	24	5	0	0	87
	Canóvanas	0	319	155	112	19	2	607
	Carolina	0	1,198	236	143	29	0	1,606
	Fajardo	0	169	38	51	18	2	278
	Loíza	0	53	11	12	4	1	81
	Luquillo	0	136	22	11	5	1	175
	Rio Grande	0	155	30	21	6	1	213
	Trujillo Alto	0	128	26	22	11	0	187
	Vieques	0	37	34	14	1	1	87
	Aibonito	0	61	3	1	2	0	67
	Arroyo	0	71	5	2	1	0	79
Cayey	0	0	0	1	0	0	1	
Coamo	0	172	18	7	6	1	204	

B.1	Guayama	0	166	40	7	6	1	220
	Patillas	0	78	25	13	6	1	123
	Salinas	0	250	29	14	2	1	296
	Ceiba	0	65	16	5	3	0	89
	Humacao	0	76	7	6	1	0	90
	Las Piedras	0	70	6	4	3	0	83
	Maunabo	0	59	16	12	1	0	88
	Naguabo	0	65	6	18	2	0	91
	Yabucoa	0	15	8	7	0	0	30
	Cabo Rojo	0	41	3	23	3	0	70
	Guánica	0	93	12	11	6	0	122
	Hormigueros	0	32	5	5	1	0	43
	Lajas	0	104	14	27	8	2	155
	Las Marías	0	7	4	8	0	0	19
	Maricao	0	7	1	4	0	0	12
	Mayagüez	0	290	12	33	17	1	353
	Sabana Grande	0	123	6	4	7	0	140
	San German	0	60	2	1	4	0	67
	Adjuntas	0	77	37	12	11	1	138
	Guayanilla	0	90	22	22	1	2	137
	Jayuya	0	60	31	20	3	1	115
	Juana Diaz	0	62	18	5	0	0	85
	Peñuelas	0	62	18	14	8	0	102
Ponce	0	748	123	70	22	5	968	
Santa Isabel	0	42	27	29	3	0	101	
Villalba	0	49	7	5	2	0	63	

B.1	Yauco	0	130	22	15	4	1	172
	San Juan	0	2,609	304	114	41	7	3,075
	TOTAL	0	13,573	2,822	2,001	459	65	18,920

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

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

View ACOP, see attached # 1

VAWA:

View ACOP, see attached # 1

Rent Determination

View ACOP, see attached # 1

Operation and Management

View ACOP, see attached # 1

Grievance Procedures

View ACOP, see attached # 1

Community Service and Self-Sufficiency Programs

View ACOP, see attached # 1

Pet Policy

View ACOP, see attached # 1

Financial Resources

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

View PRPHA funds see attached # 2

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

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

B.1

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

Administración y Operaciones.

Sección 8

• Los Vales de los programas especiales se abordarán de acuerdo con las necesidades de la familia de la siguiente manera:

- Family Self Sufficiency (FSS)
- Unificación Familiar (FUP)
- Homeownership Program
- HUD-VASH
- Emergency Housing Vouchers (EHV)
- Mainstrem Vouchers
- Family Self Sufficiency (FSS)
- Unificación Familiar (FUP)
- Homeownership Program

Housing Choice Vouchers

PRPHA provides PBV to 27 Elderly or Multifamily Projects in which 2,324 Elderly, Disabled and mixed income families can be assist. They are located in different municipalities and their physical addresses are available upon request.

Project based:

- Egida de las Enfermeras = Municipality of San Juan (81 families)
- Inmobiliaria La Trinidad = Municipality of Ponce (49 elderly families)
- Portal de San Germán = Municipality of San Germán (56 mixed families)
- Los Angeles Housing = Municipality of San Juan (124 families)
- Suarez Sandin Apts. = Municipality of Vega Baja (22 families)
- El Dorado Elderly = Municipality of Juana Díaz (83 families)
- Morovis Elderly = Municipality of Morovis (92 families)
- Cabo Rojo Elderly = Municipality of Cabo Rojo (88 families)
- Egida del Bosque = Municipality of Patillas (120 families)
- Santa Isabel Seniors = Municipality of Santa Isabel (120 families)
- Panorama Gold = Municipality of Bayamón (168 families)
- Las Piedras Elderly = Municipality of Las Piedras (123 families)
- Golden Living Cidra = Municipality of Cidra (120 families)
- Golden Living Barceloneta = Municipality of Barceloneta (91 families)
- Florida Elderly = Municipality of Florida (72 families)
- Golden Residence @ The Village = Municipality of San Juan (140 families)
- Palacio Dorado LLC = Municipality of Toa Alta (103 families)
- Ciudad Lumen LLC = Municipality of San Juan (140 families)
- Las Gladiolas LLC = Municipality of San Juan (28 multifamily units)
- Vistas de Boulevard = Municipality of Humacao (28 multifamilies)
- Puerta de Tierra LLC = Municipality of San Juan (33 multifamily units)

B.1

- San Miguel Home for the Elderly = Municipality of Bayamón (82 families)
- Notre Dame for the Elderly = Municipality of Caguas (88 families)
- Galeria Urbana = Municipality of Caguas (25 families)
- Loiza Home for the Elderly = Municipality of Carolina (120 families)
- Paseo Samaritano = Municipality of Humacao = (60 families)
- San Blas Apartments. LP = Municipality of Coamo = (68 units, 1-bedroom)

- Moderate Rehabilitation:
 - Apartamentos Luna (12 families)
 - Alameda Towers I y III (162 families)
 - Hogar Amparo (SRO) (83 families)

The AVP recently inaugurated the San Blas Apartments Project in the Municipality of Coamo. Said project consists of 68 housing units aimed at adults aged 62 and over, who have low incomes. The Program will be working with the selection and occupation of the 68 units.

AVP is waiting for the completion of the development of one (1) project of 90 units in the Municipality of Humacao. Once construction work on the project is complete, the units will be inspected by Section 8 Program personnel.

Whenever the project is in compliance with the quality standards (HQS), the Housing Assistance Payment Contract (HAP) will be signed. PVP expects that the process of selecting residents and occupying the Project in the current year

Projects under construction development:

- Hogar Manuel Mediavilla Negrón II = Municipality of Humacao (90 families 1br. units)

Project Based Voucher (PBV):

AVP announced a Request for Proposal (RFP) to award PBV to existing affordable units that are occupied by seniors. The purpose of this RFP is to preserve existing affordable housing units that cannot remain financially viable without the use of PBV assistance. AVP intends to award up to 800 vouchers through this RFP.

The AVP expects to occupy the 800 units in the current year.

Lead based Paint (Section 8/ HCV)

See Attachment # 3

B.2 New Activities.

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

Y N

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

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

Modernization

It is been considered the following projects to be modernized:

- Tomás Sorolla (RQ 3059 y AMP005006024P) - Comprehensive Modernization.
- Santa Rosa (RQ 3065 y AMP 005001017P) - Comprehensive Modernization.
- Los Laureles (RQ 5069 y AMP 005010039) - Comprehensive Modernization.

Projects with Funding of FEMA DISASTER ASSISTANCE GRANT DR-4339

- In the year 2023-2024, we will be working on the projects under the first phase of the FEMA program, 52 municipalities will be impacted with a total budget of \$341.4 million.

Hot Waterline Projects

- José Celso Barbosa (RQ- 3096 / AMP 005003002)

Improvements to Existing Storm Sewer System

- Felipe Sanchez Osorio Elderly Housing (RQ 5322)

B.2 Energy Audit

- Scope of Work

The **Energy Audit** is a comprehensive energy and water assessment analysis performed to all properties of public housing projects managed by PRPHA, and currently in operation. The energy audit present a guidance work sheet and schedule based in three different layers report: 1) Physical Assessment of all existing properties, 2) Evaluation and analysis to reduce the consumption and maximize the efficient use of resources in public housing buildings, 3) Draft an energy audit report, which provide all necessary information and recommendations pertaining energy and water resources in accordance with the Code of Federal Regulations (CFR), and develop a Comprehensive Energy Management and Action Plan for PRPHA and submit to HUD.

- Professional services for energy audit agreement (Consulting Services)

Implement Energy Efficiency and Conservation Measures, Clean Energy Initiatives and Program Development, Evaluation of Development of Renewable Energy Projects, Organizational and Community Outreach, Use of Energy Saving Performance Contract (ESPC) and Include the Use of a PV System + Battery Back Up Installations, Purchase Power Agreement (PPA) or Purchase Power Operate Agreement (PPOA) for Community Resiliency Analysis.

- Term: 9-12 months
- Cost: \$450,000-\$500,000 (Based on Energy Audit 2012: \$240,000)

Comprehensive Rehabilitation of Photovoltaic System + Backup Batteries

- Puerta de Tierra II (RQ 5902 y AMP 005010060P)
- El Coquí (RQ 5210 y AMP 005003023P)

Modernization / Development

Layout Projects:

PRPHA intends to submit for disposal, during the current fiscal year, the following development sites for redevelopment as sustainable communities using a blended financing process:

AMP	Development Name	Total Acres
RQ005005103	Torres de Sabana	5
RQ005003026	Los Álamos	12
To Assign	Ponce de León 55	1.62

The PRPHA intends to submit a Section 18 Disposition application for non-dwelling structures or land during the current fiscal year at the following development sites. PRPHA has determined that disposition of those non-dwelling structures is consistent with PRPHA goals, and the disposition of the property is incidental to, or does not interfere with, continued operation of the remaining portion of the developments.

AMP	Development Name	Description of Disposition
RQ0005010005	Nemesio Canales	Disposition of land of Escuela Nemesio Canales, a vacant building formerly used as a public school, which will be renovated as a Seniors' Center.
RQ0005004003	Juan Jimenez Garcia	Disposition of vacant and abandoned community building known as Antiguo Centro Communal that will be renovated as a Community Center.

Project-Based Vouchers:

AVP will announce a Request for Proposal (RFP) to award PBV to existing affordable units that provide senior support services. The purpose of this RFP is to preserve existing affordable housing units that cannot remain financially viable without the use of PBV assistance. AVP intends to award up to 800 vouchers through this RFP.

B.3**Progress Report.**

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

Property Management

- Coordinate, direct and supervise the intervention and compliance activities of the Public Housing properties, in order to verify that the Management Agents and the Municipality of Camuy comply with the laws, regulations, norms, procedures and federal-state policies established. (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 Appearance (24 CFR 902.21), General Inspection of Common Areas (24 CFR 5.703 e), Inspection of Units (24 CFR 5.703 d), Site Inspection (24 CFR 5.703 a), Inspection of Buildings (24 CFR 5.703 b), Systems (24 CFR 5.703 c).
- Continue interventions in the Emergency and Regular Service Requests (24 CFR Chapter IX 901.5), Project Accounting (24 CFR 902.9), Asset Management (24 CFR 990), Occupation (24 CFR 960.253, Part 966, 966.4, 351345), inventory verification, compliance monitoring, among others. Guaranteeing optimum conditions in housing units and ensuring that the provision of services is of quality in accordance with HUD regulations.
- Review of preventive, routine and emergency maintenance reports in the public housing units and the steps taken to comply with the rental terms of the units, project accounting, occupation reports, annual re-examinations, verification of EIV 'Enterprises Income Verification'.
- Corroborate the activities, findings, and reports submitted by the Management Agents and Municipality of Camuy through interviews, interventions in the projects and inspections of public housing properties.
- Using the technology provided with Yardi Voyager to validate the maintenance reports delivered by the Management Agents and the Municipality of Camuy.
- Coordinate and review, under periodic interventions, public housing properties under the Tax Credit Incentives program to ensure compliance with contracts with investors and the Public Housing Administration.
- Train Public Housing Agents and Municipality Administrators in the laws, regulations, norms, procedures, and federal and state public policies that apply in the Public Housing Administration.
- Offer training in the Asset Management, preventive maintenance
- Hire the necessary personnel to fill the vacancies in the Project Management Area.
- Keep trained personnel with work tools that facilitate tasks and focus towards achieving all goals.
- Complaints - Proceed to receive, record, track, evaluate, repair and follow up complaints from tenants and/or agencies regarding maintenance problems in projects.
- Follow-up the work orders generated using Yardi Voyager's web application and forward them to the Management Agents and the Municipality of Camuy.
- VCA - Conduct or assist in the audit of the needs assessment and reasonable accommodation.

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- VCA – Monitoring, Evaluation and Validation every six months of the Needs Assessment Report NAR and Reasonable Accommodation Report RAP.
- VCA - Provide support in matters related to accessible units, organization chart and special procedures, contingency plan, compliance team and workshops on the findings.
- Emergency management: provide support in emergency situations according to the Governor's orders.
- Enforce the smoke-free environment rule.
- Review the request for funds for the acquisition of equipment and extraordinary improvements in the PRPHA portfolio.

Goals of the PRPHA

- Rehabilitation plan for vacant units that are not available to occupy.
- Follow-up of Agency personnel, Agents and Municipal Administrators related to the request for services and inspections module through the Yardi Voyager operating system.
- Continue training the employees of the Asset Management Bureau for the inspection module in the Yardi Inspections Mobile TM program.
- Functionality tests and acquisition of mobile devices for physical inspections of units, buildings and Site. In addition, for the PRE-REAC inspections that are carried out in the projects of the Public Housing Administration by the personnel of the Asset Management Bureau.
- Impact all public housing for the monitoring of physical aspects, whether regular monitoring or Pre-REAC of 2022.
- Train and certify all personnel in the Project Management Area under the First Housing program and National Standards for the Physical Inspection of Real Estate (NSPIRE) in such a way that it results in better services for our residents.

Action Plan Improve REAC Score

- Analysis and monitoring of all corrective actions submitted by the Agents and Municipality for the deficiencies indicated in the REAC 2022 inspections, emphasizing the projects that obtained less than 80 points.
- Identify the projects that will be inspected in REAC 2023.
- Follow-up to the Pre-REAC 2022 monitors for corrective action to correct the defects indicated.
- Prepare logistics to perform Physical Aspect inspection including site, buildings, systems and units in the identified projects from March 2023.
- Analyze in the Inspection Summary Report in such a way as to avoid or minimize that the same deficiencies are pointed out again.
- In conjunction with the Project Development and Construction Area, analyze the Physical Needs Assessment (PNA) to identify the most pressing and immediate needs.

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- Evaluate and recommend operational budget requests to carry out work aimed at correcting deficiencies affecting the inspection score.
- Technical assistance to agents and municipalities administrators in the following regulations:
 - REAC Compilation Bulletin–RAPID 4.0 Version 2- Revised: 03-15-15
 - UPCS Guidance & Protocol Clarifications-Effective date: 05-23-16
 - Physical Inspection/Inspector Administration Business Rules – Inspector Performance Monitoring – Effective 02-22-16
 - Revised Dictionary of Deficiency Definitions – Reference: Federal Register/ Vol. 77, No. 154/Thursday, 08-09-12/Notices

Hold meetings with agents and municipalities administrators to outline work plan to follow and guide on important aspects during inspections.

- Support the agents and municipalities administrators in following up on the referrals or complaints made in the various government agencies such as; AAA, AEE, DRNA and Municipalities

Implementation:

- The Physical Needs Plan (PNA) specifically in line 3.0 of immediate improvements must be consistent with the request to replace existing equipment.
- Periodic initial and follow-up visits to the projects of the Public Housing Administration in order to evaluate their performance in all operational areas, investigations of complaints, requests for funds, compliance with VCA and special ones.
- Access to remote work for the staff of the Property Administration Bureau in a given time.
- Carbon monoxide detectors for developments under the National Standards for the Physical Inspection of Real Estate (NSPIRE) program.

Achievements:

With the implementation of Yardi Voyager during the 2021-2022 year, a total of 663,631 work orders were created, and 647,576 were completed during said period. This represents a total of 97.58% completion.

With the full implementation of the Yardi Inspections Mobile module, a total of 49,892 units were inspected during the 2021-2022 year. This represents a total of 97.66% of the total units inspected.

98.98% of buildings and 100% of sites in public housing projects were inspected.

The National Standards for the Physical Inspection of Real Estate (NSPIRE) program approved 45 public housing developments to participate in the pilot plan, concentrated in the metropolitan area such as the Municipalities of Carolina, Guaynabo and San Juan.

Installation of carbon monoxide detectors for residences under the National Standards for the Physical Inspection of Real Estate (NSPIRE) program.

Significant decrease in the total of the original findings by the VCA monitoring by the Managing Agents and Municipality of Camuy representing up to 66.03% for the AVP.

B.3**Development and Construction Area****Projects with Funding of FEMA DISASTER ASSISTANCE GRANT DR-4339**

- Las Muñecas (RQ 5162 and AMP 005001011P) – Roof waterproofing, exterior painting work and miscellaneous work - \$2,163,989.09.
 - The documents for the Painting bidding are pending to be completed. In addition, it was determined that the painting works would be done after the roof treatment works. Pending recertification of funds.
 - Additional funds were requested for the design of Roof Treatment works. Pending certification of funds from the Finance Area.
 - It was determined that the PM (Custom) would work the Project. It is in the first phase of FEMA projects.

- Rincón Taino (RQ 5144 and AMP 005006031P) – Roof waterproofing, interior and exterior painting works and exterior lighting - \$1,003,797.58
 - Project pending certification of additional funds for re-bid.

- Parque Sultana (RQ 5245 and AMP 005008023P) – Roof Waterproofing and exterior painting works (7 residential buildings and an administrative office building) and construction of chain link fence in the perimeter of the project (in the area near buildings 1, 4, 5 and 7) - \$2,072,277.22.
 - Repair work of perimeter fence: Completed.
 - Roof waterproofing work: In progress (8%).
 - Exterior Painting: Waiting to complete the roofing waterproofing work. Preparing bid documents.

- As FEMA funds become available, the PRPHA will make improvements to public housing projects across the island affected by Hurricanes Irma and María and repairs due to damages by earthquakes. For these purposes, the PRPHA contracted Program Managers and a Supervisor Manager. The total projects to be repaired would be close to 325, as long as all the corresponding funds are received.

Hot Waterline Projects

- Luis Llorens Torres -Youth Center - (RQ 7009 and AMP 005010009) – The works were contracted. These are pending for additional funds to be allocated for inspection services.

- Vista Hermosa III – Phase 3 (RQ 7012 and AMP 005010012) - It was bided in 2022 and no one submitted a proposal. Pending re-bid.

- Santa Rita de Casia (RQ 3027 and AMP 005008003) – Phase 1 pending of funding application approval (76 units).

- Virgilio Dávila (RQ 3017 and AMP 005003001) – Project stopped by construction permit and applicability of RRP Rule. Termination was processed for convenience.

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PROJECTS FOR DEMOLITION:

- **Villa Monserrate (RQ 5154) – Total demolition:** the bid for the demolition works delayed due to additional environmental requirements. These requirements have very high costs, therefore the PRPHA is negotiating a new development proposal to propitiate a mixed finance Project that could include the demolition of the existing structures.
- **Torres de la Sabana (RQ 5103) – Total Demolition:** Project under construction. The structures were demolished. They are currently processing debris and completing site work. An underground tank was found during the process of excavating the foundations of the buildings. Remediation of the affected area is underway.
- **Los Cedros (RQ 5106) – Demolition Total:** This project was bided again on November 10, 2022. The lowest bidder was Alpha Demolitions, Inc. for the amount of \$9,233,000 (\$28,497/unit). The project was awarded to the lowest bidder on January 24, 2023. Pending signature of the demolition contract.
- **Villas del Cafetal (Yauco Housing) – Demolition of Building 8 - 9 units (RQ5191):** The PRPHA issued the certification of funds for professional design, permitting and supervision services for the demolition of Building 8 in the amount of \$146,670.00. The Managing Agent will proceed with the process of contracting for design services for demolition due to damage caused by seismic events, including preparing and submitting a demolition application to the Special Application Center (SAC).
- **José Agustín Aponte (RQ- 3086 y AMP 005001004P) – Total Demolition** – After conversation with the Corp of Engineers, the ones who will develop a dam that will eliminate the flooding condition of the project, the PRPHA Administrator’s determined not to demolish this project.
- **Brisas del Mar (RQ- 5045 y AMP 005006029P) - Total Demolition** – Pending review of documents to request the consolidation of funds and a proposal for A/E services to the Procurement Office.

DEMOLITION / CONSTRUCTION PROJECTS:

- **Luis Llorens Torres (RQ 2009) - Commercial Building on Parcel A:** PRPHA considers rehabilitation of this building due to "SHPO" requirements. It was determined to make a new contract for the modernization of the building, instead of demolition and new construction. Proposals were requested to Procurement Office. Pending proposal to complete the evaluation, negotiation and contracting process.
- **Bella Vista (RQ 3101), including demolition and new construction of Building 2:** The design has already been completed according to the Puerto Rico Building Code 2018 and the building permit has been obtained. Pending to request bidding process.
- **Villas del Cafetal (Yauco Housing) – Repair of 10 units of Building No. 5 (RQ 5191):** Pending certification of funds to carry out the bid of the repair works of Building 5 (units 30 to 39).
- **The following projects will be rehabilitated due to the damages caused by the earthquakes:**
 - a. Luis Muñoz Rivera – RQ3084 (200 unidades)

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- Edificios 17, 18, 19 y 20 (48 unidades) (Fase I)
 - 100% finished and occupied.
 - Edificios 3, 4, 5, 6, 7, 8, y 10 (52 unidades) (Fase 2)
 - Repair work began on September 19, 2022. These repairs will cost approx. \$1.5 million.
 - Edificios 1, 2, 9, 11, 12, 13, 14, 15, y 16 (100 unidades) (Fase 3)
 - Approval and allocation of funds is pending so that the Managing Agent can begin the appropriate bidding process.
- b. Santa Catalina – RQ5028 (18 units)
- Funding certification is pending to carry out the Design and Supervision works for the repairs of 18 housing units affected by the earthquakes of the year 2020.
- c. Jardines de Guánica – RQ5183 (14 unidades)
- Funds certified on December 3, 2021 for:
 - Repair work: \$466,447.46
 - Design / Supervision: \$84,420.00
 - Inspection: \$145,000.00
- Additional funding certification is pending to hold a second bid for the repair work of the affected units.
- d. José Tormos Diego – RQ5163 (27 units)
- Funds were requested for the design of Seismic Reinforcement. Negotiation with Designers is in process. Pending to receive certification of funds.
- e. Silver Valley, Cooper View and Golden View – RQ5260 (45 units)
- Silver Valley - Bidding Documents Phase - Preparation of bidding and permit documents in process. Pending to receive certification of funds for construction.
 - Cooper View - Two seismic reinforcement proposals (exterior reinforcement and interior reinforcement) and cost estimates for Final Design were submitted. Pending to receive certification of funds for construction.
 - Golden View - Funds were requested for the design of Seismic Reinforcement. The services were contracted and the order to proceed was issued.
- f. Villas del Cafetal (Yauco Housing), RQ 5191 – Building 8 – 9 units
- The PRPHA issued the certification of funds for 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 for design services for demolition due to damage caused by seismic events, including preparing and submitting a demolition application to the Special Application Center (SAC).

B.3 PROJECTS FOR MODERNIZATION

- **Bernardino Villanueva (RQ 5024) Comprehensive Modernization:** Project under construction phase (Phase I – 132 units and Buildings for Administration, Maintenance and Communal Services).
- **Brisas del Turabo Fase II – (RQ 519 & AMP 005004007P) – Modernization of 122 units –** The project was bided and no one submitted a proposal. The documents for the re-bid of the project were sent to the Procurement and Contracts Area. The publication of the announcement for the new bid is pending.
- **Agustín Stahl Fase II (RQ 3100): 88 units (RQ 3100):** this project was divided into two phases, B and C. Phase B was bided, but was cancelled because the lowest bidder was 32% over the construction cost estimate prepared by the designer. This included 88 units and the facilities of administration, maintenance and communal services. Construction and bidding documents were reviewed and the project was bided again. The bid opening was on April 20, 2021. The lowest bid was from Del Valle Group, S.P. in the amount of \$22,962,000 (\$260,932/unit); 42.59% over the designer's cost estimate. The bid was cancelled. Construction documents and cost estimates were revised again. The building permit was renewed, in order to re-bid the project for the third time. The documents reviewed for the re-bid of the project were sent to the Procurement and Contracts Area. This bid will not include the facilities of administration, maintenance and communal services. The bid announcement was published on January 20, 2023. The project is in the bidding process.
- **Alturas de Cupey Fase II (RQ 5034):** The design has already been completed according to the Puerto Rico Building Code 2018. The designer is pending to submit the bidding documents and file the application for a building permit. Once the construction permit is obtained, the bidding documents will be submitted to the Procurement and Contracts Area to begin the bidding process.
- **Bella Vista (RQ 3101), including the demolition and re-construction of Building 2:** The design has already been completed according to the Puerto Rico Building Code 2018 and the building permit has been obtained. Pending to request the bidding process.
- **Rafael Hernández (Kennedy) – Phase III (B) – New Const. of Buildings for Administration-Communal Facilities and Demolition of Building 22 –** The final phase of the Construction Documents has been completed. Pending review of the same to request bidding documents, certification of funds and building permit.
- **Cuesta Vieja RQ 5149:** The project is in the phase of MOU / Schematic Drawings. It is pending from OGPe to obtain the Certification of Compliance with Article 4B3 of the Environmental Public Policy Law.
- **Agustín Ruiz Miranda (RQ 5054 y AMP5001005P):** Pending review of documents to request certification of funds and a proposal for A/E services to the Procurement Office.
- **Monte Isleño (RQ 5054 y AMP 005001005P):** Pending to receive a proposal for architectural and engineering services for the corresponding evaluation, negotiation and contracting of design services.
- **Dr. Víctor Berrios (RQ-3028 y AMP 005007010P):** Pending to prepare documents to request certification of funds and a proposal for A/E services to the Procurement Office.

B.3 NEW DEVELOPMENT

- **José Gautier Benítez (New Development) RQ 3033** – Project is under construction.

Emerald Vista, Caguas, Puerto Rico

Project Phase	Start Date	Completion Date	Construction Progress	Comments
Site Improvements	December 21, 2018	January 26, 2021	100%	Completed
Public Improvements	December 21, 2018	August 20, 2021	78.74%	Per cent as per Certifications for Payment
Multifamily Buildings	December 21, 2018	April 20, 2023	87.25%	Per cent as per Certifications for Payment
Elderly Building	December 21, 2018	February 24, 2023	80.64%	Per cent as per Certifications for Payment

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

- **Brisas del Cielo, Ciales (New Development)** – A development proposal for a new *Turn Key* project, consisting of 110 housing units and administrative and communal facilities, was submitted to HUD Caribbean Offices for approval. HUD required a new publication of the RFP. Pending evaluation of the proposal submitted, which required a revised appraisal. The services for a revised appraisal were contracted and it is in the process of being carried out.
- **Verde Real, Ciales (Acquisition of 43 New Dwelling Units)** – A development proposal for the acquisition of 43 new units and the development of a new building for administration and communal services was submitted to HUD Caribbean Offices for approval. Comments were received from HUD on the documents submitted. HUD submitted additional comments from a visit to the project site. A letter was sent to HUD Caribe with final responses to comments. On March 27, 2023, HUD approved the proposal. Now, PRPHA is in the process of legal procedures to buy the units.

PLANNING

Mixed-Finance Developments

- **Crisantemos II (RQ 5084) (New Development - 90 housing units):** Pending to negotiate the development proposal for a mixed-finance Project.
- **Los Álamos (RQ 5056) (New Development – 400 housing units):** Department of Housing and the Puerto Rico Public Housing Administration signed a Master Development Agreement with Michaels Development Company I, LP for the redevelopment and transformation of the Los Alamos Site. The project is in the planning stage pending submission of the proposal for the request for funds.
- **Las Amapolas (RQ 5068) (New Development – 172 housing units for the elderly):** Pending to negotiate the development proposal for a mixed-finance Project.
- **Ponce de León # 55 (New Development – 220 housing units):** Department of Housing and the Puerto Rico Public Housing Administration signed a Master Development Agreement with

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PENNROSE, LLC for the redevelopment and transformation of the Site of Ponce de León #55. The project is in the planning stage pending submission of the proposal for the request for funds.

- **Los Cedros (RQ 5106) (New Development – 86 housing units for the elderly):** Pending to negotiate the development proposal for a mixed-finance Project and the demolition of the existing structures.
- **Torres de Sabana (RQ 5103) (New Development – 158 housing units):** Department of Housing and the Puerto Rico Public Housing Administration signed a Master Development Agreement with Pathstone Community Development Corporation of Puerto Rico for a single-phase mixed-income housing development on the Torres de Sabana Site. The project is in the planning stage pending submission of the proposal for funding. Pending completion of the demolition project of the existing structures on the site. The structures have already been demolished, pending processing debris and site works.
- **Los Peña (RQ 5149) (New Development - 144 housing units):** Pending to negotiate the development proposal for a mixed-finance Project.
- **Villa Monserrate (RQ 5154) (Demolition and New Development - 72 housing units):** Pending to negotiate the development proposal for a mixed-finance Project.

Demolition Projects

- **Alturas de Ciales y Dos Rios (RQ005200 & RQ005119 and AMP 005002013 & AMP 005002012) – Total Demolition (FEMA FUNDING):** Contracts for architectural and engineering services for the design of the demolition of both projects have already been signed and registered. Pending coordination of start date and pre-design meeting.
- **Los Peña (RQ 5159) – Total Demolition:** The demolition application was approved. The request for design services for demolition was submitted to procurement office. Pending to evaluate a revised design proposal.
- **Nuestra Señora de Covadonga – 56 units (RQ 5114):** The project is in the MOU/Schematic Drawings phase. Pending to complete evaluation of the documents submitted in this phase and to prepare documents to file the demolition request to the SAC (*Special Application Center*).
- **Padre Nazario (RQ- 3044 and AMP 005009005P) – Total Demolition –** The request for design services for demolition was submitted to the procurement office. The revised proposal for design services is pending of evaluation.
- **José Agustín Aponte (RQ- 3086 and AMP 005001004P) - Total Demolition -** After conversation with the Corp of Engineers, the ones who will develop a dam that will eliminate the flooding condition to the project, the PRPHA Administrator determined not to demolish this project.
- **Brisas del Mar (RQ- 5045 and AMP 005006029P) - Total Demolition -** Pending to revise documents to request Certification of Funding and an A/E's proposal to Procurement Office.

Projects for Modernization

- **Jardines de Montellano (RQ 5027) - Building A:** The signed and registered contract for a Feasibility Study and Conceptual Drawings was received. After cleaning work and openings of boarded-up units with the managing agent, the order to proceed was granted. Pending completion of field studies due to site safety issues.

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- **El Taíno (RQ 5202):** Project in the MOU and Schematic Drawings Phase.
- **Rafael Torrech (RQ 5003):** Signed and registered contract was received. Pending coordinate date for pre-design meeting and notification to proceed.
- **Los Laureles RQ 5168:** Pending evaluation of revised proposal for architectural and engineering services for the modernization of the project. After the evaluation and final negotiation, the contracting process will continue.
- **El Flamboyán RQ 5081:** Project in the MOU and Schematic Drawings Phase.
- **Diego Zalduondo (RQ 3055) -** Project in the MOU and Schematic Drawings Phase. Pending evaluation of the documents submitted.
- **Pedro J. Rosaly (RQ 1009) -** Design proposal awarded. Pending to receive design contract, signed and registered, to begin design works.
- **Agustín Ruiz Miranda (RQ 5054 y AMP5001005P):** Pending review of documents to request certification of funds and a proposal for A/E services to the Procurement Office.
- **Monte Isleño (RQ 5054 y AMP 005001005P):** Pending to receive a proposal for architectural and engineering services for the corresponding evaluation, negotiation and contracting of design services.
- **Dr. Víctor Berrios (RQ-3028 y AMP 005007010P):** Pending to prepare documents to request certification of funds and a proposal for A/E services to the Procurement Office.

Development proposed for Fiscal Year 2023**Design:**

- Tomás Sorolla (RQ 3059 y AMP005006024P) - Comprehensive Modernization.
- Santa Rosa (RQ 3065 y AMP 005001017P) - Comprehensive Modernization.
- Los Laureles (RQ 5069 y AMP 005010039) - Comprehensive Modernization.

Construction and/or Demolition:

- Brisas del Mar (RQ- 5045 y AMP 005006029P) – Total Demolition
- El Taíno (RQ- 5202 y AMP 005006032P) – Comprehensive Modernization.
- Los Cedros (RQ 5106) - New Development – 86 housing units for the elderly
- Rafael Torrech Ph 1 (RQ- 5003 y AMP 005003003P) – Comprehensive Modernization.
- Los Peña (144 multifamily units for mixed finance project) New Development
- Los Laureles (RQ- 5168 y AMP 005003012P) – Comprehensive Modernization.
- Villa Monserrate (72 multifamily units for mixed finance project) New Development
- Ponce de León # 55 - (285 multifamily units for mixed finance project) New Development (Phase II-B)
- Luis Llorens Torres (RQ 7008 y AMP 005010008P) Modernization of Existing Commercial Lots A)
- Felipe Sanchez Osorio Elderly Housing (RQ 5322) - Improvements to Existing Storm Sewer System

B.3 Energy Audit:

- Scope of Work (328 Projects)

The **Energy Audit** is a comprehensive energy and water assessment and analysis performed of all properties of public housing projects managed by PRPHA, and currently operation. The energy audit present a guidance work sheet and schedule based in three different layers report: 1) Physical Assessment of all existing properties, 2) Evaluation and analysis to reduce the consumption and maximize the efficient use of resources in public housing buildings, 3) Draft an energy audit report, which provide all necessary information and recommendations pertaining energy and water resources in accordance with Code of Federal Regulations (CFR), and develop a Comprehensive Energy Management and Action Plan for PRPHA and submit to HUD

UFAS Units Accesible Plan:

- Partial Construction activities in a total of **512** units located on various public housing developments for full compliance with ADA standards, as per established in the PRPHA’s Voluntary Compliance Agreement.
- \$31Million would be reprogrammed during this fiscal year to execute construction activities required to comply with the PRPHA’s Voluntary Compliance Agreement.

Capital Improvements / Extraordinary Maintenances.

- An inversion of \$ **16.3 million** in diverse projects

TECHNOLOGICAL INFORMATION SYSTEMS AREA

For this year 2023, the Technological Information Systems Area (MIS) plans to make a series of changes to the network with the purpose of improving communications and providing greater security to the applications used in the agency.

- We will continue to monitor the PRPHA network in order to prevent possible cyber-attacks, internal or external to the agency.
- We continue to constantly maintain the operating systems of the central office servers and the computers of the central office and regional offices, including the Section 8 Program.
- We will continue with technical support to agency employees.
- Configuration of a platform for technical support for employees who are working remotely and for the administration of security patches.
- The design of the communication connections in the agency's Data Center will begin with the purpose of improving communications with the new infrastructure of the servers of the central office and regional offices.
- Work is being done on the development of the waiting list portal for citizens to start their process through the Internet.

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- Continue with the development of educational technology centers - To provide residents with the opportunity to be assisted through current technology. In addition, promote the integral development of residents from an early age to adulthood.
- Continuation of the services of the Community Internet project in common areas and strengthening communications security measures for all public housing projects.
- Work will be done in conjunction with the Administrative Services office on the development or acquisition of several applications:
 - Property Inventory Management
 - Document File Management
 - Document digitalization
- Updating of the communication switches and firewall of the central office and the regional offices of the PRPHA and its programs.
- Updating of new security policies for the network, voice and data servers, and the use of user computers. They must be approved by the procedures of the Puerto Rico Office of Innovation and Technology (PRITS) and the Office of the Comptroller of Puerto Rico.
- Develop Business Continuity and Disaster Recovery Plan.
- Prepare an Alternate Agency Operations Center for when the central building cannot operate the information systems.
- Continue to seek new technologies for the benefit of the agency and public housing residents.

SECURITY OFFICE

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

- Expansion of the Shot Detection Program, Shootspooter.
- Collaboration with the SALVA TU COMUNIDAD (Project Safe Neighborhood) program in different residences.
- Collaboration in the identification of sex offenders in public housing with the federal marshals.
- Collaboration with different law enforcement agencies in investigations related to drug trafficking and controlled substances.
- Collaboration with the different law and order agencies in the intervention and recovery of illegally occupied units through the crime of usurpation.
- Collaboration with the Puerto Rico Police and federal agencies in investigations related to gangs and violent crimes in public housing in the country.
- Collaboration with the State Marshals Office in releases or evictions in public housing.

B.3 **SELECTION AND OCCUPATION:**

- Continue the training of Selection and Occupancy personal in order to optimize performance.
- Offer habitable and safe units to our Public Housing applicants.
- Continue with the occupation of vacant units to reach 96% or more of occupation.
- Continue to develop strategies with the VCA to ensure that the Administrative Agents comply with the reasonable accommodation transfer procedure.
- Coordinate and verify compliance with the Tax Credits Program, in order to continue to comply effectively with the audits carried out by the Housing Financing Authority.
- Offer assistance to the Administrative Agents in the process of the continuous occupation area.

COMMUNITY AND RESIDENTS PROGRAMS:

Mission

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

Our Role:

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

Quality of Life Services Bureau:

The Logical Model: A Vision of Development

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

Economic Self-Sufficiency Program:

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

For the year 2020-2021, goals are developed in each of the Bureaus of the Community and Resident Programs Area, considering the new challenges we face as a result of the COVID-19 Pandemic and other events that

B.3 preceded it. This means that new strategies and activities will be carried out to promote, assist, provide services and satisfy the needs and interests of the affected families.

All projections are generalized for all PRPHA communities, understanding that the Economic Self-Sufficiency and Social Self-Sufficiency Programs are implemented by regulation in all projects as established in the *Code of Federal Regulations, Title 24, Sub-part, 5.603*.

- For the year 2023-2024, it is projected that a total of 2,500 families will participate in the Program.
- One hundred percent (100%) of the new tenants will be oriented on the established programs.
- A total of 400 economic self-sufficiency service fairs will be held and one hundred percent (100%) of the residents requesting services will be attended, with the support of the Management Agents.

Education Component

- By 2023-2024, 200 residents are projected to be high school graduates and over 400 residents are projected to continue or begin higher education.

Training Component

- For the year 2023 - 2024, it is planned to offer 100 training courses to 400 residents.

Employment Component

- For the year 2023-2024, it is projected that 300 residents will be located in different jobs and that 5,000 residents will receive technical assistance and training related to the Job Market.

Section 3 Component

- For the year 2023-2024, it is projected that 300 residents will be recruited for jobs, that 1,000 residents will participate in different trainings, and 500 service contracts will be awarded to resident micro-entrepreneurs.

Business Development Component

- Results for fiscal year 2021-2022:
→124 micro-enterprises were created and/or received technical assistance. 956 residents were oriented about business development.
- Through the Program, training and technical assistance will continue to be offered, aimed at the entrepreneurship of new entrepreneurs, in order to promote the economic and social self-sufficiency of individuals and families. These trainings include the technological tools and market tendencies to compete in the business market. During fiscal year 2023-2024 we expect a 10% increase on microbusiness.

Homeownership Component

- For the year 2023-2024, it is planned to offer workshops, assistance and support, aimed at promoting the purchase and sale of homes.

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

New Regulation

For fiscal year 2021-2022: Trainings were held on the New Regulation of Section 3 (24 CFR Part 75). The personnel of the Public Housing Administration, personnel of the Management Agents and the Contractors of the Construction Industry participated. Contracted organizations that offer services to residents (the Service Proponents), the Presidents and members of the Resident Councils as well as leaders of the public housing communities also participated.

HUD still working on the design of the New Portal and the new HUD Form that will replace HUD Form 60002. The Section 3 Annual Report will correspond to Fiscal Year 2021-2022.

Projections Fiscal Year 2023-2024

- ▶ The Annual Section 3 Report will be submitted under the New Regulation
- ▶ Technical assistance will be offered to all contractors
- ▶ The Section 3 Plan of the PRPHA will be posted on the bulletin boards of the projects for the benefit of our residents
- ▶ Training will continue to be offered to contractors, employees of the PRPHA and residents of public housing

Social Self Sufficiency Program and Support

- Programs are established and implemented in accordance with the data collected in the Community Profile. It is justified and established, taking into consideration the social aspects of the community that make it impossible to improve the quality of life of the residents. They should be aimed at serving all populations. Through the Program, the challenge of charting the path to promote a better quality of life for the impacted families is assumed.
- This program includes the following components:
 - Fine Arts
 - Environmental Conservation
 - Educational
 - Sports
 - Technological Educational Centers
 - Older Adults (Housekeeper, Home Helpers)
- For fiscal year 2023-2024, it is projected that a total of 20,000 families will participate in the Social Self-Sufficiency Program, with the purpose of being able to offer them the support services they need to achieve and improve their quality of life. In addition, that one hundred percent (100%) of the new tenants that arrive at the projects will be oriented on the established programs.

Home Helpers Program

Through this Program it is intended to serve the elderly and people with functional diversity. In each of the phases that the hiring and training of these resources entails, 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.

B.3

The placement of resources is carried out through the 10 Management Agents and the Municipality of Camuy, which administers Manuel Román Adames Housing Project.

For fiscal year 2021-2022, 152 residents were hired as Home Helpers.

- For fiscal year 2021-2022, we have 250 older adults who benefit from these services.

Our goals for Fiscal Year 2023-2024:

- To continue the training and certifications of new residents as home helpers.
- To expand the Home Helpers Program to additional public housing projects understanding the necessities of housekeeping for the elderly and the handicapped population.

Head Starts

- There are 79 Head Start Centers within public housing. We have achieved 48 Collaborative Agreements with municipalities and/or private institutions, which provide services to the population, from infants to 5 years of age. The families of these children benefit from services that promote cognitive, social and emotional development, resulting in help for the entire family group.

National Association of Housing and Redevelopment Officials (NAHRO)

As part of these components and as a special achievement, the National Association of Housing and Redevelopment Officials (NAHRO) held its 2022 poster contest. Bona fide residents nationwide participated, recreating what Home means to them. Thousands of children and young people were part of the Contest. Representing the PRPHA, Jose Luis Ortiz, from Brisas del Mar Public Housing Project, finished among the 13 finalists, for which his poster will be part of the 2023 Calendar “What Homes Means to Me”.

Familias Capaces 2021-2022:

Purpose:

Familias Capaces, Inc. is a non-profit organization with more than 20 years of experience providing psychological services. It’s main goal is to train the workforce who offers direct services to the vulnerable population who can be mistreatment, in identification abilities and risk reduction.

Achievements:

- They offered 149 workshops Ser Padres Está De Madre, to management agent’s employees, community leaders and public housing residents.
- Brought assistance to 2,240 residents, community leaders and management agent’s employees.

They had the experience and specialty of Mrs. Ileana Aymat who offered 120 workshops to 1,059 residents aimed at the prevention of gender violence, cyber violence, sexual assault, dating violence and escape plan for victims of gender violence.

Carlos Beltrán Baseball Academy 2021-2022:

It offered 19 clinics and baseball training to residents with no age limit.

In-Prende

It’s an organization that provides support to university students so that they can be inserted in the job market. 20 participants were impacted and we expect to impact 20 more during the next cycle.

B.3 Education and Training Institute of the Department of Housing

For 2021-2022, different trainings were offered to residents, with the collaboration of private entities, non-profit organizations and government agencies. Examples of this are: The Movement for the Scope of Independent Living (MAVI) and the Institute of Entrepreneurship and Labor Training, Inc. (IDEAL) among others.

Academy of Leaders

- We have started the Academy of Leaders, and during 2022-2023 it will be strengthened, with the purpose that representatives of the public housing communities are trained and certified in leadership issues, enhancing their skills in that area. More than 500 residents took the courses, of those, 285 met the requirements and were certified.
- Residents of all Management Agents were trained and certified in Community Leadership Development. The Professional Training included 15 essential topics in the formation of responsible leaders committed to their communities.

El Movimiento para el Alcance de Vida Independiente (MAVI):

- ▶ Offered the Sign Language Course to residents of 5 Management Agents.
- ▶ As a requirement of the Course, the Emergency Management Workshop was also offered to employees and residents of the 11 Management Agents.

In all the Program Components implemented in the communities, inclusive activities are carried out, where the coordination of resources and services is guaranteed to meet the collective and particular needs of people with functional diversity.

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

Organization and Training Bureau (OTB)

The Puerto Rico Public Housing Administration has 61 active Resident Councils. Current membership participation in active Councils is 298 residents.

Fiscal year 2021-2022 results:

1. A total of 46 Resident Councils whose terms have expired continue to work for their communities.
2. Senior management meetings were held with the Presidents of the Councils and training sessions were offered to the members of the Resident Councils.
3. The staff of the Management Agents offered technical assistance to the Resident Councils and reported the Councils' efforts on a monthly basis.
4. Events and activities were carried out in the communities and the members of the Councils were of great collaboration for the impact events after Covid-19.

Projections for fiscal year 2023-2024:

1. We will work with the reorganization of the 40 Resident Councils whose term has expired.
2. Evaluate the Internal Regulations of the newly created Resident Councils.
3. Provide technical assistance, if required, to the staff of the Management Agents, on the Regulations for the Creation, Organization and Training of Residents.

B.3

4. Encourage guidance by the Management Agent to the residents of the developments that do not have Councils, to promote community participation. Strategies that encourage participation in community groups will be used.
5. Carry out monitoring of the electoral process, to confirm compliance with the procedures that are carried out, according to Federal and State Regulations.
6. Continue using the digitalization of documents to facilitate the work with monthly reports, internal regulations and certifications of the electoral processes.
7. Offer technical assistance, training, guidance and meetings to the staff of the Management Agents.

Service Proposals (RFP-18/19/03)

The Puerto Rico Public Housing Administration (PRPHA) has identified the need to celebrate a "Request for Proposals" (RFP) to hire professional services from different organizations, to offer the following services: educational, prevention, recreational and sports, social events, artistic activities and cultural, psychological services, training, economic self-sufficiency, summer camps and family support workshops, among others. They are aimed at the population of children, pre-adolescents, young people, adults, families and older people.

These Organizations (proposers) have the professional experience and knowledge necessary to promote the mission of social transformation and strengthen the necessary resources for a better coexistence in public housing in Puerto Rico and thereby improve the quality of life.

Current Proposals:

- Boys & Girls Clubs of Puerto Rico, Inc.
- Centros Sor Isolina Ferré, Inc.
- Comprehensive Human Services Corporation
- Create Inc.
- E&F Development, Inc.
- Eduquemos para la Vida, Inc.
- Forjando un Nuevo Comienzo, Corp.
- Instituto de Emprendimiento y Empresarismo puertorriqueño
- Job Connection Center, Inc.
- Ortiz, Lord, Hope & Associates, Inc.
- Professional Consulting Psychoeducational Services
- Vanguard Asset Management Group, Inc.

Projections for fiscal year 2023-2024

1. Work with the goals established in all programs to achieve a 90% level of compliance.
2. Achieve the participation of over 80,000 public housing residents, of all ages, in the different programs and activities.

Property Sales and Acquisition Bureau

- Results for fiscal year 2021-2022 (July 1, 2021 to June 30, 2022):
 1. 35 housing units were available for sale, which generated a total income of: \$420,689.00 dollars.
- Projections for fiscal year 2021-2022 (July 1, 2021 to June 30, 2022):
 1. Until December of this year, 22 housing units have been arranged for sale.
 2. The total collections for the fiscal year that began on July 1, 2021 amount to the amount of \$1,021,677.00. The average sales price per unit sold was \$30,000.00 dollars.

B.3

- Projections for fiscal year 2022-2023 (July 1, 2022 to June 30, 2023):
 - ▶ 22 housing units will be made available for sale.

Projections for fiscal year 2023-2024 (July 1, 2023 to June 30, 2024):

1. A collection equal to or approximate to the current fiscal year is projected for fiscal year 2023-2024 based on an average price per unit sold of \$30,000.00.

- The following tables, corresponding to the Section 5h, Section 32 and Turnkey III Programs, show the remaining units per project and the sales projection until June 30, 2022.

**Home Ownership Sales Program
Section 5H**

PROJECT	PROYECT NUMBER	MUNICIPALITY	UNITS TO SALE	PLANNED SALES
Alturas de Cibuco	RQ005182	Corozal	12	2
Villa de los Santos I	RQ005199	Arecibo	8	1
Villa de los Santos II	RQ005175	Arecibo	8	1
Las Delicias	RQ005160	Ponce	3	0
Alturas de Vega Baja	RQ005190	Vega Baja	12	1
Cidra Housing	RQ005249	Cidra	4	1
Antigua Vía	RQ005192	San Juan	7	1
Campo Verde	RQ005240	Bayamón	7	0
Santa Catalina	RQ005115	Bayamón	0	0
Reparto Valencia	RQ005215A	Bayamón	3	0
Miraflores	RQ005091	Bayamón	1	0
Felipe Sánchez Osorio	RQ003025	Carolina	0	0
Villa Evangelina IV	RQ005147	Manatí	6	0
Villa Evangelina III	RQ005146	Manatí	0	0
Villa Evangelina II*	RQ005121	Manatí	1*	0
Jesús María Lago	RQ005109	Utua	0	0
TOTALS			72	7

*abandoned unit

B.3

**Home Ownership Sales Program
Section 32**

PROJECT	PROYECT NUMBER	MUNICIPALITY	UNITS TO SALE	PLANNED SALES
Caguax	RQ005051	Caguas	4	1
Extensión La Granja	RQ005256	Caguas	4	1
Alturas de Montellano	RQ005201	Cayey	15	2
Villa Navarro	RQ005126	Maunabo	37	5
Canas Housing	RQ005248	Ponce	18	3
Estancias de Santa Isabel	RQ005255	Santa Isabel	7	1
Extensión Santa Elena*	RQ005109	Yabucoa	35	0*
Reparto Horizonte	RQ005235	Yabucoa	28	0*
TOTALS			148	13

*The Res. Santa Elena y Reparto Horizonte has a legal situation waiting to be resolved

**Rent to Own Program
TURNKEY III PROJECTS**

PROJECT	PROJECT NUMBER	MUNICIPALITY	UNITS TO SALE	PLANNED SALE
Ramírez de Arellano	RQ005053	Mayagüez	19	10
Jardines de Quintana	RQ005030	San Juan	2	1
TOTALS			21	11

- Projected Total Sales for Fiscal Year 2022-2023 = 31
- Projected Total Sales Revenue for Fiscal Year 2022-2023:

Section 5H	\$570,000.00
Section 32	\$900,000.00
Turnkey III	\$284,827.57
TOTALS	\$1,754,827.57

B.3 Technological Educational Centers (CET)

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

Mission:

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

Services:

Provide document preparation skills, resumes, letters and information searching. Programs and services have been developed for self-realization, promoting education, training and employment. In addition, help is provided to students with school assignments, supervised studies, and tutoring, among other related tasks.

Achievements:

19 CETs have been established in 2021-2022.

Projections:

For the new fiscal year 2023-2024, we plan to established or remodeling 21 CET's, including new computers and other equipment, for educational use by residents.

We intend to convert the facilities that operate as "Learning Centers" and Digital Libraries, into Technological Educational Centers. Emphasis will be given to the "Viajando Por El Mundo" (Traveling Around The World) project, in those spaces that allow it. Traveling Around the World consists of the installation of equipment with virtual glasses, which will allow residents to visit different countries, cities, planets, the inner and outer world, through technology.

Housing Choice Voucher Program (Section 8)

Mission:

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

Goals:

- Occupy the total of the 12,874 vouchers assigned to the PVP, including those assigned to moderate rehabilitation and Single Room Occupancy (SRO).

B.3

- Develop strategies so that more families that receive assistance from the Section 8 Program participate in the Homeownership Program and can acquire their own home.
- Complete and maintain occupancy of the 183 vouchers assigned to the HUD-VASH Program. With the occupation of all the vouchers, the AVP would be helping to reduce the population of homeless veterans in Puerto Rico.
- Complete and maintain occupancy of the Mainstream Voucher Programs (104 vouchers) and Emergency Housing Voucher (203) vouchers.
- The PVP expects to sign one (1) contract (HAP) for the granting of subsidy under the Project Base Voucher (PBV). With the signing of said contract, 90 additional individuals and/or families will receive assistance from the Program.
- Increase the housing inventory to address the lack of affordable housing that the elderly population in Puerto Rico is facing.
- Maintain compliance with Housing Quality Standard (HQS) requirements.
- Alliances with the Associations of Owners ("Association of Landlords and Real Estate" of PR or Association of Real Estate of San Juan) to identify available units.
- Identify and appoint human resources that work and guide efforts aimed at fulfilling the mission and objectives of the Section 8 Program.
- Continue offering training to the staff of the Section 8 Program.
- Maintain collaboration agreements with the CoCs (Continuous Care 502 and 503).
- Develop strategies to make care and services for citizens more accessible and agile, using the tools we have available as a means, such as the Electronic Identification System for Online Access (IDEAL¹).
- Active participation in Service Activities in the Municipalities of the island with the purpose of making more citizens aware of the Section 8 Program.
- AVP expects to be classified again as a High-Performance Agency in the Section Eight Management Assessment Program (SEMAP).

¹ Ideal: interagency system seeks to consolidate and digitize all the documents and certifications held by the Government, so that it is the Government that provides the information of citizens or companies so that they do not have to search for or submit said documents that are already in the power of the State, thus simplifying processes and businesses in Puerto Rico.

<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See attached # 4</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>2020-01- Condition</p> <p>In testing compliance with eligibility requirements related to income -eligibility and tenant’s rent payment, we noticed the following from the sample of 40 files;</p> <ul style="list-style-type: none"> • The participant income presented in one of the files examined does not agreed with the supporting evidence. • One of the files examined does not have the document named “Comparable Rent Income” which is used to compare the rent of un assisted units determine if the rent payment to the owner is a reasonable rent. <p>2020-02-Condition</p> <p>There were no formal written procedures outlining process and control activities specific to the eligibility compliance requirements.</p> <p>2020-03- Condition</p> <p>There were no formal written procedures outlining process and control activities specific to the special test and provision applicable to the programs under above mentioned clusters.</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Attachment # 5</p>

<p>C.2</p>	<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>
<p>C.3</p>	<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>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<p>C.5</p>	<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 <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 Affirmatively Furthering Fair Housing (AFFH).

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.

Fair Housing Goal:
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>
<p>Among our strategies to achieve the goal of zero discrimination against residents of Public Housing due to race, color, religion, sex, nationality or origin, family status and disability, is giving training workshops to staff who need it and who interact with the residents. Address complaints quickly and with sensitivity and empathy. Improve the infrastructure of our public housing by removing architectural barriers to free access for people with physical disabilities.</p>

Fair Housing Goal:
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>