

5-Year PHA Plan (for All 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, 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-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	PHA Name: <u>Puerto Rico Public Housing Administration</u> PHA Code: <u>RQ- 005</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>JULY 2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u> PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission Availability of Information. In addition to the items listed in this form, 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. The PHA Annual and 5 Years Plan and associated documents were available for review at Central Office located in San Juan at the Office of the Assistant Secretary 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. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) <table border="1"> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	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:																							
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B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years. Effectively manage public housing resources to promote social and economic self-sufficiency for low, very low, and extremely low-income families, collectively contributing to the improvement of the quality of life in Puerto Rico

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

Selection and Occupation of Residents Area

Goals and Objectives:

- Review and Update the Regulations on Admission and Continued Occupancy Policies in Public Housing Complexes.
- Review the Lease Agreement in accordance with the policies adopted.
- Review existing regulations in accordance with adopted policies.
- Establish training in the regulations adopted.

Housing Needs: Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, a reasonable effort will be made to identify the low-income, very low-income, and extremely low-income housing needs of families residing in the jurisdiction of the Public Housing Administration, including the elderly, families with disabilities and families on different waiting lists. Identifying housing needs should address situations of affordability, supply, quality, accessibility, unit size, and location.

The total number of applicants to date in public housing is: 22,070.

COMMUNITY AND RESIDENT PROGRAMS AREA

AREA MISSION

- Guarantee the offer of the necessary services to residents of public housing aimed at improving their quality of life.
- These 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.

B.2

WHAT DO WE DO?

We implement Economic, Social, Prevention, Community Service Requirement and Support Programs that encourage 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.

We encourage the proactive participation of residents in the community and administrative affairs of their communities.

QUALITY OF LIFE SERVICES:

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 2025-2030 Five-Year Plan, 12 trainings on the Dossier Assembly Guide, Measurement and Monitoring Instruments and 5 additional trainings on Fiscal Year Closings and Evaluations of Logic Model Results will be offered to Resident Services Coordinators.

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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.

FIVE-YEAR PROJECTIONS:

Mentor and support 50,000 public housing residents on the components of the Economic Self-Sufficiency Program.

To hold 60 economic self-sufficiency fairs.

Address the needs of residents and promote self-management for 25,000 public housing residents.

FIVE-YEAR OBJECTIVES ACCORDING TO THE COMPONENTS:

EDUCATION COMPONENT

- Graduating from High School, over 1,250 public housing residents under the Act 217 Education Program.
- To enable residents to begin or continue their education at the higher level (universities and/or educational institutions) through services and technical assistance offered to achieve the placement of 2,000 participants.

TRAINING COMPONENT

- Offer 500 training courses in economic development and impact 4,250 residents.

EMPLOYMENT COMPONENT

- Placing over 2,000 public housing residents in different jobs through the Employment component.

SECTION 3 PROGRAM

- Place over 1,500 residents in different jobs through Section 3.
- 4,500 residents will receive training through training aimed at employability.
- Generate the contracting of 1,000 goods and services to public housing microentrepreneurs.

ECONOMIC DEVELOPMENT COMPONENT

As of June 30, 2024, 186 resident microenterprises were created. The Business Development and Self-Reliance Division has a Directory of Entrepreneurs distributed by administrative areas as a result of the Quarterly Reports sent to our office. In this way, we managed to keep the services and/or products offered by the residents updated, such as: food and beverage services, catering, baking, lifeguards, making natural soaps and body creams, balloon twisting, hairdressing, cafeteria, event coordination, costume jewelry, therapeutic massages, knitting, among others.

We continue to coordinate and promote events and/or activities that serve as a stage for the exhibition and sale of products and services of the entrepreneurs, thus making known the talents and skills that our residents of Public Housing have.

AREA	PROJECT ADMIN AGENT	NUMBER OF MICROENTREPRENEURS
1	SP Management, Inc.	27
2	MAS Corporation	8
3	Martinal Property Corp.	1
4	A&M Contract, Inc.	4

B.2	5	Mora Housing Management, Inc.	15
	6	M. J. Consulting & Development, Inc.	43
	7	Individual Management & Consultants, Inc.	13
	8	J.A. Machuca & Associates, Inc.	33
	10	Inn Capital Housing Division, Inc.	18
	11	Cost Control Company	24
		Municipio de Camuy	0
	TOTAL		186

MICROENTERPRISE WORK PLAN 2025-2030

GOAL

A Work Plan will be established to maintain or establish over 100 new microenterprises of residents in our communities during the years 2025-2030.

OBJECTIVES

- 100% of existing microenterprises will be monitored (check that the permits comply with those required by the AVP).
- 100% of microentrepreneurs will be trained in topics such as: business plans, permitting, documents, financing, among others.

OWN HOME COMPONENT

- 700 workshops will be offered to prepare for banking processes, 4,545 orientations, and 2,000 technical assistance and support for the transition to the private market in order to generate 100 home sales.

SOCIAL SELF-SUFFICIENCY PROGRAM

The average number of services in this program per fiscal year is 150,000 to

B.2	18,000 participants. The five-year projection will be to offer 625,000 services to 90,000 participants under the Social Self-Sufficiency Program. The programs are established and implemented according to the data collected in the Community Profile, in the Consolidated Identification of Interests by Family Economic Self-Sufficiency and considering the budget allocated to the project. These are programs that are justified and are established taking into consideration the social aspects of the community that make it impossible to improve the quality of life of residents, and are aimed at serving all populations. The focus in managing and delivering mandatory services by HUD in the following age categories (0-4, 5-8, 9-13, 14-17) is to ensure coordination of resources and activities to address the needs of the collective and particular of people with developmental deficiencies and other impediments according to their condition; Promote full rights, benefits, responsibilities and privileges on equal terms for people with functional diversity. The commitment is that they will be attended to in planning, provision and accessibility of services, including the availability of means of transportation, as well as complementary and alternative resources. This, among other rights such as enjoying and having access to recreational, sports, educational and cultural service programs in the community. The components of the Social Self-Sufficiency Program are as follows: Fine Arts Component: The subcomponents that are created in this discipline are dance, singing, and plastic arts such as painting, drawing, crafts and theater. Environmental conservation: The subcomponents that derive from this common goal are community gardens, hydroponic crops, Agricultural Extension training, and recycling. Educational Component: The subcomponents are as follows: ➤ Pregnant: Prenatal care activities that include information to help pregnant women prepare for their baby's arrival, know what to expect
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during pregnancy, and how to care for themselves and their baby.

- Family Responsibility: The goals of these programs should be aimed at promoting attachment behaviors, learning, a culture of peace, conflict management, and strengthening the family nucleus.
- Single Mothers/Fathers: The goals of the program will be to direct healthy and productive thinking in the absence of the father or mother figure of the family nucleus.
- Population from 0 to 4 years of age: Early childhood is the most important stage in the development of the country's greatest resource: our people. For this reason, the project will carry out various strategies focused on serving this important sector of the population, specifically, from gestation and birth to four years of age.
- Population 5 to 8 years of age: Offer services and develop activities to promote the appropriate management of social and affective changes.
- Population 9 to 13 years of age: Children at this age establish stronger and more complex friendships and relationships with their friends or peers. They feel more pressure from their peers. They are more aware of their body as puberty approaches.
- Population 14 to 17 years of age: During this time, adolescents are developing their own opinions and personality.
- Leadership and Empowerment: Creation of organized groups for the training of leaders of all ages and for different purposes, support for their peers, development of community teams among other life missions.
- Mentoring: Encourages the training of mentors who, through example and modeling in the fulfillment of objectives and goals, support their peers, from the youngest in guided reading groups, to older adults reaching university degrees and resident companies.

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- Senior Component: The priority is to establish these services in projects designated by HUD as "seniors only" since the requirement for occupancy is to be 62 years of age or older. It is important to note that most public housing projects provide specialized services to the adult population due to the factor of demographic aging that the country and therefore our communities.

Among the goals of the program is that this population can acquire tools to channel and manage loneliness in moments of leisure, achieving development and development in the social environment; health, nutrition, personal safety, financial and physical conditioning programs, among others.

- Home Assistants Component: This component aims 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 that serves as Administrator of the Manuel Román Adames Residential.

- Projections for Fiscal Year 2025–2030:

- Continue to train and certify residents to serve as Home Aides under Section 3.
 - Expand service to more public housing communities by addressing the in-home assistance needs of the aging and disabled population.
- Sports Component: Promotes the maximization of organized sports groups in the following disciplines: volleyball, basketball, soccer, ball, court tennis, month tennis, aerobics and others.
- Technological Educational Centers Component: Facilitates the use of the Centers to provide tutoring, supervised assignments, creation of groups such as the Library Club and the 4-H Club, and also to provide

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technological assistance.

Service and Health Fairs: One of the most efficient strategies to impact the largest number of residents in the same place is the celebration of Fairs. Fairs related to the Social Self-Sufficiency Program focus on diverse services to promote healthy lifestyles in a comprehensive and holistic manner. Traditional medical services are offered, such as general consultations, basic medical examinations, psychological and emotional services. In addition, various complementary clinics are offered, such as yoga exercises, guided relaxation and relaxing or therapeutic massages. In this way, we offer alternatives to residents to improve their physiological, mental and emotional health conditions.

ORGANIZATION AND TRAINING BUREAU (NOA)

GOAL

The Five-Year Work Plan 2025–2030 will be established:

- Organize 30 additional councils, in the (75) communities without resident councils in communities of (101) unit or more, (Non-Exempt Communities).
- Organize 20 additional councils, in the (77) communities without resident councils in communities of (100) unit or less. (Exempt Communities).
- Retain all 134 active councils.
- Amend the Regulations for the Creation, Organization and Operation of Public Housing Resident Councils and Guide to Work with Resident Councils.

OBJECTIVE

- Monitor 30% of the files of the active Councils.
- Carry out 30% technical assistance and evaluation of the effort folders in communities without resident council.

- Continue to evaluate the monthly reports sent by the boards and the staff of the managing agents.
- Continue with the recommendations to amend the Regulations and Work Guide with the Resident Councils.
- Participate in senior management meetings with the presidents of the Councils to listen to their situations and claims according to the needs of the community.
- Develop a work plan to offer training to the members of the Resident Council:
 - Election Process
 - Editing of the Files
 - Monitoring and compliance with their duties and responsibilities
 - Internal Regulations – Preparation and Compliance
- Provide technical assistance aimed at the Resident Councils.
- Carry out monitoring of the election process to validate compliance with the procedures that are carried out according to Federal and State Regulations.
- Continue to use the digitization of documents to facilitate work with monthly reports, internal regulations and certifications of election processes.
- Offer technical assistance, training, orientations and meetings to the staff of the Administrative Agents.

SERVICE PROPOSALS (RFP-14/15/04)

GOALS

- The projections of the service proposals are to achieve 100% of the goals in all the Programs.
- We expect over 50,000 public housing residents of all ages to participate in the different programs and activities.
- The programs and scope of services are:
 - Educational services (tutoring)
 - Sports and recreational services (including sports workshops and competitive tournaments)
 - Artistic and cultural activities
 - Psychological and Social Prevention Services (workshops)
 - Employment Opportunities
 - Community Garden Development
 - Entrepreneurship
 - Family Support Workshops
 - Security and Finance Workshops
 - Summer Camps, etc.

OBJECTIVE

For the Five-Year Plan, we expect to complete the auction AVPRFP18-19-03 and approve the various work plans of the selected bidders.

PROPERTY ACQUISITION AND SALE NEGOTIATION

GOAL

We expect to complete the sales process for the existing 91 units during the 2025-2030 Five-Year Plan period.

AVP HUD APPROVED UNITS FOR SALE
IN 2025-2030 SECTION 5 H

Project	PROJECT NUMBER	Municipality	UNITS FOR SALE	PLANNED SALES
Alturas de Cibuco	RQ005182	Corozal	12	4
Villa de los Santos I	RQ005199	Arecibo	8	3
Villa de los Santos II	RQ005175	Arecibo	6	3
Las Delicias	RQ005160	Ponce	2	1
Alturas de Vega Baja	RQ005190	Vega Baja	11	3
Cidra Housing	RQ005249	Cidra	3	2
Antigua Vía	RQ005192	San Juan	6	2
Campo Verde	RQ005240	Bayamón	7	2
Santa Catalina	RQ005115	Bayamón	0	0
El Cortijo	RQ005215	Bayamón	0	0
Reparto Valencia	RQ005215A	Bayamón	3	1
Miraflores	RQ005091	Bayamón	0	0
Felipe Sánchez Osorio	RQ003025	Carolina	0	0
Los Laureles	RQ005029	Cayey	0	0
Jardines de Buena Vista	RQ005058	Cayey	0	0
Villa Evangelina IV	RQ005147	Manatí	6	2
Villa Evangelina III	RQ005146	Manatí	0	0
Villa Evangelina II**	RQ005121	Manatí	1**	0
Jesús María Lago	RQ005109	Utuado	0	0
TOTALES			65	23

** Abandoned Unit

SALES PROGRAM SECTION 32

Project	PROJECT NUMBER	Municipality	UNITS FOR SALE	PLANNED SALES
Caguax	RQ005051	Caguas	4	1
Extensión La Granja	RQ005256	Caguas	2	1
Alturas de Montellano	RQ005201	Cayey	9	5
Villa Navarro	RQ005126	Maunabo	29	10
Canas Housing	RQ005248	Ponce	12	7
Estancias de Santa Isabel	RQ005255	Santa Isabel	6	2
Extensión Santa Elena	RQ005109	Yabucoa	25	10
Reparto Horizonte	RQ005235	Yabucoa	28	20
TOTALES			115	56

TURNKEY PROGRAM

Project	PROJECT NUMBER	Municipality	UNITS FOR SALE	PLANNED SALES
Ramírez de Arellano	RQ005053	Mayagüez	14	10
Jardines de Quintana	RQ005030	San Juan	2	1
Totales			16	12

Total de Ventas Planificadas para el Plan de Cinco Años 2025-2030 = 91

TECHNOLOGICAL EDUCATIONAL CENTERS (CET)

Programs for Community Digital Libraries (Technological Educational Centers-CET).

For the Five-Year Plan 2025–2030

OBJECTIVES

We are committed to the education of our population, and we will continue to update the facilities that currently operate as "Learning Centers" and/or Digital Libraries to convert them into Technological Educational Centers (CET). We will continue to work with the management agent to create new CETs in communities where these services do not have these services.

Technical assistance will continue to be provided to the managing agents for the maintenance of all existing equipment.

The "Traveling the World" project, advanced technology that allows residents to visit different countries, cities, planets, and 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. We will continue to implement it in the new CETs so that all communities can enjoy the experience.

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.

By 2025–2030, the AVP will continue to promote the integration of municipalities and private institutions to create Collaborative Agreements, with the aim of bringing these services to all public housing projects.

SECURITY OFFICE

- Increase the number of Security Coordinators
- Installation of security cameras and digital locks for vacancies in their entirety.
- Collaborative agreements with law enforcement agencies.
- Implementation of the Experience (DSP) program aimed at young people from 13 to 18 years old.
- Completion of the revision of the salary scale for the position of Security Coordinator.
- Establish and develop modern strategies on how to impact and eradicate areas of criminal activity in residential areas.

Project Management Area

Inspect all properties under the Public Housing Administration (AVP) inventory prior to any Real Estate Assessment Center (REAC) inspection.

Comply with the certification of the Public Housing Assessment System (PHAS).

Recruit personnel for the position of Contract Monitoring Officer for all the areas administered by the Property Bureau in order to obtain better supervision in the public housing and with the Managing Agents.

Coordinate, direct, and supervise the intervention and compliance activities of Public Housing properties, in order to verify that the agents and managing municipalities comply with the established federal and state laws, regulations, rules, procedures, and public policies.

The approval of FEMA funds and MAPFRE insurance to repair leaks and paint in all

B.2

public housing developments in PR is expected to position the Public Housing Administration to obtain a High Performance rating so that our residents have a healthy, safe and affordable unit.

Information Technology Area

For the next 5 years, the Technological Information Systems Area has to maintain a continuous maintenance plan with the latest technologies that arrive from the market and maintaining data security as the main goal.

- 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 servers of the central office and the computers of the central office and the regional offices of all operational areas.
- We will continue to provide technical support to agency employees with new technologies in order to streamline services to public housing residents.
- Improvements in the Yardi Voyager application with new technologies that continue to be added to the application to be used in the different operational areas of the agency.
- Continue the development of technological educational centers (CET) - To provide residents with the opportunity to be assisted by current technology. In addition, to promote the integral development of the residents from early age to adulthood.
- Continuation of the services of the Community Internet project in the common areas and strengthening the security measures of communications for all Public Housing projects.
- Continue to pursue new technologies for the benefit of the agency and public housing residents.

Development and Construction Area (Goals and Milestones)

Fiscal Year 2025

A. Start with the design of the following projects:

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

B. Begin construction and/or demolition of the following projects:

- Rafael Torrech (RQ 5003 y AMP 005003003) – Modernization including Seismic Retrofit.
- Cuesta Vieja (RQ 5149 y AMP 005001008) – Modernization
- Mattei II (RQ 5247 y AMP 005009007) – Total Demolition
- Diego Zalduondo (RQ 3055 y AMP 005005023) – Total Demolition
- Nuestra Señora de Covadonga (RQ 5114 y AMP 005005029) – Demolition of 56 units and New Construction of Recreational Facilities.
- Alturas de Cupey – Phase II – Additional Funds – CIAPR Stamps and Construction Permit Fee

C. 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 PRPHA Voluntary Compliance Agreement.

D. Capital Improvements/Extraordinary Maintenance

- An investment of \$32.1 million in various projects.

B.2	E. Continue with the following work related to FEMA Disaster Assistance Grants DR-4339 and DR-4473: ➤ Complete 19 active design-build projects representing an investment of \$77.4 million. These projects focus on roof system replacement, exterior painting, and other miscellaneous repairs. ➤ Finalize the awarding of design-build contracts for an additional 26 projects, totaling \$424.6 million. ➤ Initiate the bidding processes for 34 construction contracts for simple repair projects, both for buildings and recreational areas. The awarding of 25 contracts is anticipated. ➤ Award and begin the design phase for 110 repair projects. At least 25 projects must complete the design phase by the end of the fiscal year. F. Environmental Compliance – Lead-Based-Paint (LBP) Compliance – 24 CFR 745 (LBP Poisoning Prevention in Certain Residential Structures) ➤ LBP Survey and/or LBP Visual Inspections to be conducted in 21,840 units (Implementation Phase No. 1) ➤ LBP Risk Assessments to be conducted in 1,704 dwellings units / Elevated of Lead – Blood Samples in Childs Under 6 years. G. Energy Affairs PLANNING: PRPHA planning the installation of photovoltaic systems (solar panels) with batteries storage in the community centers of public housing for the coming years. With these installations, we wish to integrate community resilience for service the residents, solar lightning in common areas and the continuity of administrative services. Fiscal Year 2026 A. Start with the design of the following projects: ➤ José Castillo Mercado (RQ-3032 y AMP 005009032P) – Rehabilitation. ➤ Francisco Figueroa (RQ-3024 y AMP 005008001P) – Rehabilitation
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B.2	➤ El Flamboyán (RQ-5081 y AMP 005005007P) – Stormwater Management Project to mitigate flooding problem. B. Begin construction and/or demolition of the following projects: ➤ Villa Monserrate (RQ 5154 y AMP 005004002P) – Total Demolition ➤ Los Laureles (RQ 5168 y AMP 005003012P) – Rehabilitation. ➤ Pedro Rosaly – Fase I (RQ 1009 y AMP 005009015P) –Rehabilitation with Seismic Retrofit. ➤ El Flamboyán (RQ-5081 y AMP 005005007P) – Stormwater Management Project to mitigate flooding problem. ➤ Juana Matos III (RQ 5008 y AMP 005003020) – Rehabilitation of Buildings 79 and 80 ➤ Rafael Torrech (RQ 5003 y AMP 005003003) – Modernization including Seismic Retrofit C. 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 PRPHA Voluntary Compliance Agreement. D. Capital Improvements/Extraordinary Maintenance ➤ An investment of \$26.5 million in various projects. E. Continue with the following work related to FEMA Disaster Assistance Grants DR-4339 and DR-4473: ➤ Complete approximately 15 additional design-build projects. These projects also focus on roof system replacement, exterior painting, and other miscellaneous repairs. ➤ Continue and finalize the bidding and awarding processes for 34 construction contracts for simple repair projects, both for buildings and recreational areas.
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B.2	➤ Continue and complete the design phase for 85 additional facilities. F. Environmental Compliance – Lead-Based-Paint (LBP) Compliance – 24 CFR 745 (LBP Poisoning Prevention in Certain Residential Structures) ➤ LBP Survey and/or LBP Visual Inspections to be conducted in 9,763 units (Implementation Phase No. 2) ➤ LBP Risk Assessments to be conducted in 1,704 dwellings units / Elevated of Lead – Blood Samples in Childs Under 6 years. Fiscal Year 2027 A. Start with the design of the following projects: ➤ Parque San Agustín (RQ 5246 y AMP 005010004P) Rehabilitation. ➤ Ramón Pérez Rodríguez (RQ 3068 y AMP 005002024P) Rehabilitation. B. Begin construction and/or demolition of the following projects: ➤ Agustín Ruiz Miranda (RQ 3046 y AMP 005002015P) Rehabilitation. ➤ Tomás Sorolla (RQ-3059 y AMP 005006024P) – Rehabilitation. ➤ Bella Vista (RQ-3101 y AMP 005002005P) – Modernization ➤ Santa Rosa (RQ-3065 y AMP 005001017P) – Rehabilitation ➤ Jardines de Montellano – (RQ 5027 y AMP 005006005P) – Rehabilitation of Building A to convert it into one-bedroom housing for the elderly. C. UFAS Accessible Unit Plan ➤ Construction activities for the certification of adaptability of 200 partial and total units located in various public housing developments for compliance with ADA standards, as set forth in the PRPHA Voluntary Compliance Agreement. D. Capital Improvements/Extraordinary Maintenance
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- An investment of \$24.5 million in various projects.

E. Continue with the following work related to FEMA Disaster Assistance Grants DR-4339 and DR-4473:

- Complete the remaining design-build projects and additional construction projects.
- Subject to the availability of insurance funds, conduct the bidding process for 50 additional projects that will already have completed designs.
- Subject to funding availability, contract the design of 75 additional projects.

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

- LBP Survey and/or LBP Visual Inspections to be conducted in 8,466 units (Implementation Phase No. 3)
- LBP Risk Assessments to be conducted in 1,704 dwellings units / Elevated of Lead – Blood Samples in Childs Under 6 years.

Fiscal Year 2028

A. Start with the design of the following projects:

- Bernardino Villanueva (RQ- 5024 y AMP 005001007P) – Comprehensive Modernization (Phase II) (Design Review and Endorsements and Permits).
- Hogares de Portugués (RQ 1004 y AMP 005009013P) Rehabilitation.
- Ext. Manuel Zeno Gandía (RQ 3018 y AMP 005002001P) Rehabilitation.

B. Begin construction and/or demolition of the following projects

- Bernardino Villanueva (RQ- 5024 y AMP 005001007P) – Comprehensive Modernization (Phase II).
- Villa del Rey (RQ 5138 y AMP 005004011P)– Rehabilitation.

B.2	➤ Villa Monserrate (72 Multifamily Units Mixed Financing Project) ➤ Pedro Rosaly – Phase I (RQ 1009 y AMP 005009015P) – Rehabilitation with Seismic Retrofit. C. UFAS Accessible Unit Plan ➤ Construction activities for the certification of adaptability of 100 partial and total units located in various public housing developments for compliance with ADA standards, as set forth in the PRPHA Voluntary Compliance Agreement. D. Capital Improvements/Extraordinary Maintenance ➤ An investment of \$26.1 million in various projects. E. Continue with the following work related to FEMA Disaster Assistance Grants DR-4339 and DR-4473: ➤ Subject to the availability of insurance funds, conduct the bidding process for approximately 60 additional projects that will already have completed designs. ➤ Likewise, subject to funding availability, finalize the design of the 75 additional projects and begin the bidding processes. F. Environmental Compliance – Lead-Based-Paint (LBP) Compliance – 24 CFR 745 (LBP Poisoning Prevention in Certain Residential Structures) ➤ LBP Survey and/or LBP Visual Inspections to be conducted in 6,024 units (Implementation Phase No. 4) ➤ LBP Risk Assessments to be conducted in 1,704 dwellings units / Elevated of Lead – Blood Samples in Childs Under 6 years. Fiscal Year 2029
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B.2

A. Start with the design of the following projects:

- Jard. de Monte Hatillo (RQ-7003 y AMP 005010035P) – Rehabilitation.
- Jard. de Monte Hatillo (RQ-7004 y AMP 005010036P) – Rehabilitation.

B. Begin construction and/or demolition of the following projects:

- Agustín Stahl – Phase III (RQ-3100 y AMP 005001005P) – Comprehensive Modernization 132 units
- Las Amapolas (Mixed Financing Project of 172 Multifamily Units)
- Los Cedros (86 Units Mixed Financing Project for the Elderly)
- La Ribera (RQ-3052 y AMP 005004018P) – Rehabilitation

C. UFAS Accessible Unit Plan

- Continue construction activities and certification of 5% adaptability of units in public housing for full compliance with ADA standards, as set forth in the PRPHA Voluntary Compliance Agreement.

D. Capital Improvements/Extraordinary Maintenance

- An investment of \$23.2 million in various projects.

E. Continue with the following work related to FEMA Disaster Assistance Grants DR-4339 and DR-4473:

- Complete the bidding and awarding process for 50 additional projects and begin construction work.
- Likewise, subject to funding availability, start the design phase for the remaining 60 projects.

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

- LBP Survey and/or LBP Visual Inspections to be conducted in 3,838 units

(Implementation Phase No. 5)

- LBP Risk Assessments to be conducted in 1,704 dwellings units / Elevated of Lead - Blood Samples in Childs Under 6 years.

SECTION 8

- Increase voucher management (SEMAP SCORE):

The objective of the high-performance program will be to raise the employment rate above of 98%.

- Expand the housing stock available for the Section 8 Program:

The Programmed will strategically focus its efforts through specific guidance, public announcements, professional conferences, and literature highlighting the benefits and benefits of the business opportunities for prospective owner across the island.

- Expand the use of vouchers allocated for special programs:

To address diverse housing needs, section 8 program offers the following specialized vouchers:

1. Home ownership
2. HUD-VASH
3. Family Unification Program (FUP)
4. Family Self-Sufficiency (FSS)
5. Conventional voucher

We will continue to build partnerships with collaborating agencies, organizations non-profit institutions, educational institutions, and banks to ensure full utilization of the vouchers assigned to these special programs. This will demonstrate efficiency in voucher management, positioning the program to apply for additional vouchers for these purposes.

- Increase customer satisfaction (Participants and Owners):
 - The program will provide timely payments, encouraging all

customers to use direct deposit. Complaints and situations relating to property owners will be addressed promptly through direct communication with designated personnel. Similarly, participant disputes or claims will be resolved promptly by staff assigned to address their specific needs. Page 30 of 62 Form HUD-50075-5Y (12/2014)

- Expand the inventory of mixed-income housing through competitive processes such as RFP.

AVP will select one or more projects for non-competitive project-based assistance pursuant to 24 CFR 983.51 beginning in fiscal year 2024

Housing Needs and Strategies to Address Them

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.3

B. 3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Resident Selection and Occupancy Area

- The online application is available to the general public.
- Selection and Occupation staff, Administrative Agents and Resident Councils were trained in HOTMA.
- Selection and Occupancy staff received training on Fair Housing, Yardi, Eligibility, and Rent Determination.
- Completed the occupancy process for Villas at Emerald Vistas and Senior Residence at Emerald Vista.
- Management agents were trained in the relocation process and resident files.
- Occupancy staff completed verification of all residents identified as families with higher incomes.

COMMUNITY AND RESIDENT PROGRAMS AREA

MISSION OF THE AREA • To guarantee the offer of the necessary services to the residents of public housing aimed at improving their quality of life. • These 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.

WHAT DO WE DO? • We implement Economic, Social, Prevention, Community Service Requirement and Support Programs that encourage 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.
- We encourage the proactive participation of residents in the community and administrative affairs of their communities.

QUALITY OF LIFE SERVICES:**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 2025-2030 Five-Year Plan, 12 training courses on the Dossier Assembly Guide, Measurement and Monitoring Instruments and 5 additional on Fiscal Year Closures and Evaluations of Logical 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.

FIVE-YEAR PROJECTIONS:

- Mentoring and supporting 50,000 public housing residents on the components of the Economic Self-Sufficiency Program.
- Hold 60 economic self-sufficiency fairs.
- Address the needs of residents and promote self-management for 25,000

B.3

public housing residents.

FIVE-YEAR OBJECTIVES ACCORDING TO THE COMPONENTS:

EDUCATION COMPONENT

- Graduating from High School, over 1,250 public housing residents under the Act 217 Education Program.
- To ensure that residents begin or continue their education at the higher level (universities and/or educational institutions) through services and technical assistance offered to achieve the placement of 2,000 participants.

TRAINING COMPONENT

- Offer 500 training courses in economic development and impact 4,250 residents.

EMPLOYMENT COMPONENT

Placing over 2,000 public housing residents in different jobs through the Employment component.

SECTION 3 PROGRAM

Place over 1,500 residents in different jobs through Section 3.
4,500 residents will receive training through training aimed at employability.
Generate the contracting of 1,000 goods and services to public housing microentrepreneurs.

ECONOMIC DEVELOPMENT COMPONENT

As of June 30, 2024, 186 resident microenterprises were created. The Business Development and Self-Reliance Division has a Directory of Entrepreneurs distributed by administrative areas as a result of the Quarterly Reports sent to our office. In this way, we managed to keep the services and/or products offered

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by the residents updated, such as: food and beverage services, catering, baking, lifeguards, making natural soaps and body creams, balloon twisting, hairdressing, cafeteria, event coordination, costume jewelry, therapeutic massages, knitting, among others.

We continue to coordinate and promote events and/or activities that serve as a stage for the exhibition and sale of products and services of the entrepreneurs, thus making known the talents and skills that our residents of Public Housing have.

AREA	PROJECT ADMIN AGENT	NUMBER OF MICROENTREPRENEURS
1	SP Management, Inc.	27
2	MAS Corporation	8
3	Martinal Property Corp.	1
4	A&M Contract, Inc.	4
5	Mora Housing Management, Inc.	15
6	M. J. Consulting & Development, Inc.	43
7	Individual Management & Consultants, Inc.	13
8	J.A. Machuca & Associates, Inc.	33
10	Inn Capital Housing Division, Inc.	18
11	Cost Control Company	24
	Municipio de Camuy	0
TOTAL		186

MICROENTERPRISE WORK PLAN 2025-2030

GOAL

A Work Plan will be established to maintain or establish over 100 new micro-

enterprises of residents in our communities during the years 2025–2030.

OBJECTIVES

- 100% of existing microenterprises will be monitored (check that the permits comply with those required by AVP).
- 100% of microentrepreneurs will be trained in topics such as: business plans, permitting, documents, financing, among others.

OWN HOME COMPONENT

- 700 workshops will be offered to prepare for banking processes, 4,545 orientations, and 2,000 technical assistance and support for the transition to the private market in order to generate 100 home sales.

SOCIAL SELF-SUFFICIENCY PROGRAM

The average number of services in this program per fiscal year is 150,000 to 18,000 participants. The five-year projection will be to offer 625,000 services to 90,000 participants under the Social Self-Sufficiency Program.

The programs are established and implemented according to the data collected in the Community Profile, in the Consolidated Identification of Interests by Family Economic Self-Sufficiency and considering the budget allocated to the project. These are programs that are justified and are established taking into consideration the social aspects of the community that make it impossible to improve the quality of life of residents and are aimed at serving all populations.

The focus in managing and delivering mandatory services by HUD in the following age categories (0–4, 5–8, 9–13, 14–17) is to ensure coordination of resources and activities to address the needs of the collective and particular of people with developmental deficiencies and other impediments according to their condition; Promote full rights, benefits, responsibilities and privileges on equal terms for people with functional diversity.

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The commitment is that they will be attended to in planning, provision and accessibility of services, including the availability of means of transportation, as well as complementary and alternative resources. This, among other rights such as enjoying and having access to recreational, sports, educational and cultural service programs in the community.

The components of the Social Self-Sufficiency Program are as follows:

Fine Arts Component: The subcomponents that are created in this discipline are dance, singing, and plastic arts such as painting, drawing, crafts and theater.

Environmental conservation: The subcomponents that derive from this common goal are community gardens, hydroponic crops, Agricultural Extension training, and recycling.

Educational Component: The subcomponents are as follows:

- **Pregnant:** Prenatal care activities that include information to help pregnant women prepare for their baby's arrival, know what to expect during pregnancy, and how to care for themselves and their baby.
- **Family Responsibility:** The goals of these programs should be aimed at promoting attachment behaviors, learning, a culture of peace, conflict management, and strengthening the family nucleus.
- **Single Mothers/Fathers:** The goals of the program will be to direct healthy and productive thinking in the absence of the father or mother figure of the family nucleus.
- **Population from 0 to 4 years of age:** Early childhood is the most important stage in the development of the country's greatest resource: our people. For this reason, the project will carry out various strategies focused on serving this important sector of the population, specifically, from gestation and birth to four years of age.
- **Population 5 to 8 years of age:** Offer services and develop activities to

promote the appropriate management of social and affective changes.

- Population 9 to 13 years of age: Children at this age establish stronger and more complex friendships and relationships with their friends or peers. They feel more pressure from their peers. They are more aware of their body as puberty approaches.
- Population 14 to 17 years of age: During this time, adolescents are developing their own opinions and personality.
- Leadership and Empowerment: Creation of organized groups for the training of leaders of all ages and for different purposes, support for their peers, development of community teams among other life missions.
- Mentoring: Encourages the training of mentors who, through example and modeling in the fulfillment of objectives and goals, support their peers, from the youngest in guided reading groups, to older adults reaching university degrees and resident companies.
- Senior Component: The priority is to establish these services in projects designated by HUD as "seniors only" since the requirement for occupancy is to be 62 years of age or older. It is important to note that most public housing projects provide specialized services to the adult population due to the factor of demographic aging that the country and therefore our communities.

Among the goals of the program is that this population can acquire tools to channel and manage loneliness in moments of leisure, achieving development and development in the social environment, health, nutrition, personal safety, financial and physical conditioning programs, among others.

- Home Assistants Component: This component aims 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.

B.3

- The allocation of resources is carried out through the 10 Administrative Agents and the Municipality of Camuy that serves as Administrator of the Manuel Román Adames Residential.
 - Projections for Fiscal Year 2025–2030:
 - Continue to train and certify residents to serve as Home Aides under Section 3.
 - Expand service to more public housing communities by addressing the in-home assistance needs of the aging and disabled population.
- Sports Component: Promotes the maximization of organized sports groups in the following disciplines: volleyball, basketball, soccer, ball, court tennis, month tennis, aerobics and others.
- Technological Educational Centers Component: Facilitates the use of the Centers to provide tutoring, supervised assignments, creation of groups such as the Library Club and the 4-H Club, and also to provide technological assistance.

Service and Health Fairs: One of the most efficient strategies to impact the largest number of residents in the same place is the celebration of Fairs. Fairs related to the Social Self-Sufficiency Program focus on diverse services to promote healthy lifestyles in a comprehensive and holistic manner. Traditional medical services are offered, such as general consultations, basic medical examinations, psychological and emotional services. In addition, various complementary clinics are offered, such as yoga exercises, guided relaxation and relaxing or therapeutic massages. In this way, we offer alternatives to residents to improve their physiological, mental and emotional health conditions.

ORGANIZATION AND TRAINING BUREAU (NOA)

GOAL

The Five-Year Work Plan 2025–2030 will be established:

- Organize 30 additional councils, in the (75) communities without resident councils in communities of (101) unit or more, (Non-Exempt Communities).
- Organize 20 additional councils, in the (77) communities without resident councils in communities of (100) unit or less. (Exempt Communities).
- Retain all 134 active councils.
- Amend the Regulations for the Creation, Organization and Operation of Public Housing Resident Councils and Guide to Work with Resident Councils.

OBJECTIVE

- Monitor 30% of the files of the active Councils.
- Carry out 30% technical assistance and evaluation of the effort folders in communities without resident council.
- Continue to evaluate the monthly reports sent by the boards and the staff of the managing agents.
- Continue with the recommendations to amend the Regulations and Work Guide with the Resident Councils.
- Participate in senior management meetings with the presidents of the Councils to listen to their situations and claims according to the needs of the community.
- Develop a work plan to offer training to the members of the Resident Council:
 - Election Process
 - Editing of the Files
 - Monitoring and compliance with their duties and responsibilities
 - Internal Regulations – Preparation and Compliance

- Provide technical assistance aimed at the Resident Councils.
- Carry out monitoring of the election process to validate compliance with the procedures that are carried out according to Federal and State Regulations.
- Continue to use the digitization of documents to facilitate work with monthly reports, internal regulations and certifications of election processes.
- Offer technical assistance, training, orientations and meetings to the staff of the Administrative Agents.

SERVICE PROPOSALS (RFP-14/15/04)

GOALS

- The projections of the service proposals are to achieve 100% of the goals in all the Programs.
- We expect over 50,000 public housing residents of all ages to participate in the different programs and activities.
- The programs and scope of services are:
 - Educational services (tutoring)
 - Sports and recreational services (including sports workshops and competitive tournaments)
 - Artistic and cultural activities
 - Psychological and Social Prevention Services (workshops)
 - Employment Opportunities
 - Community Garden Development
 - Entrepreneurship
 - Family Support Workshops
 - Security and Finance Workshops
 - Summer Camps, etc.

OBJECTIVE

For the Five-Year Plan, we expect to complete the auction AVPRFP18-19-03 and approve the various work plans of the selected bidders.

PROPERTY ACQUISITION AND SALE NEGOTIATION

GOAL

We expect to complete the sales process for the existing 91 units during the 2025-2030 Five-Year Plan period.

AVP HUD APPROVED UNITS FOR SALE IN 2025-2030 SECTION 5 H

Project	PROJECT NUMBER	Municipality	UNITS FOR SALE	PLANNED SALES
Alturas de Cibuco	RQ005182	Corozal	12	4
Villa de los Santos I	RQ005199	Arecibo	8	3
Villa de los Santos II	RQ005175	Arecibo	6	3
Las Delicias	RQ005160	Ponce	2	1
Alturas de Vega Baja	RQ005190	Vega Baja	11	3
Cidra Housing	RQ005249	Cidra	3	2
Antigua Vía	RQ005192	San Juan	6	2
Campo Verde	RQ005240	Bayamón	7	2
Santa Catalina	RQ005115	Bayamón	0	0
El Cortijo	RQ005215	Bayamón	0	0
Reparto Valencia	RQ005215A	Bayamón	3	1
Miraflores	RQ005091	Bayamón	0	0
Felipe Sánchez Osorio	RQ003025	Carolina	0	0

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Los Laureles	RQ005029	Cayey	0	0
Jardines de Buena Vista	RQ005058	Cayey	0	0
Villa Evangelina IV	RQ005147	Manatí	6	2
Villa Evangelina III	RQ005146	Manatí	0	0
Villa Evangelina II**	RQ005121	Manatí	1**	0
Jesús María Lago	RQ005109	Utuado	0	0
TOTALES			65	23

** Abandoned Unit

SALES PROGRAM SECTION 32

Project	PROJECT NUMBER	Municipality	UNITS FOR SALE	PLANNED SALES
Caguax	RQ005051	Caguas	4	1
Extensión La Granja	RQ005256	Caguas	2	1
Alturas de Montellano	RQ005201	Cayey	9	5
Villa Navarro	RQ005126	Maunabo	29	10
Canas Housing	RQ005248	Ponce	12	7
Estancias de Santa Isabel	RQ005255	Santa Isabel	6	2
Extensión Santa Elena	RQ005109	Yabucoa	25	10
Reparto Horizonte	RQ005235	Yabucoa	28	20
TOTALES			115	56

TURNKEY PROGRAM

Project	PROJECT NUMBER	Municipality	UNITS FOR SALE	PLANNED SALES
Ramírez de Arellano	RQ005053	Mayagüez	14	10
Jardines de Quintana	RQ005030	San Juan	2	1
Totales			16	12

Total de Ventas Planificadas para el Plan de Cinco Años 2025-2030 = 91

TECHNOLOGICAL EDUCATIONAL CENTERS (CET)

Programs for Community Digital Libraries (Technological Educational Centers-CET).

For the Five-Year Plan 2025-2030

OBJECTIVES

We are committed to the education of our population, and we will continue to update the facilities that currently operate as "Learning Centers" and/or Digital Libraries to convert them into Technological Educational Centers (CET). We will continue to work with the management agent to create new CETs in communities where these services do not have these services.

Technical assistance will continue to be provided to the managing agents for the maintenance of all existing equipment.

The "Traveling the World" project, advanced technology that allows residents to visit different countries, cities, planets, and 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. We will continue to implement it in the new CETs so that all communities can enjoy the experience.

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.

By 2025–2030, the AVP will continue to promote the integration of municipalities and private institutions to create Collaborative Agreements, with the aim of bringing these services to all public housing projects.

SECURITY OFFICE

- Increase the number of Security Coordinators
- Installation of security cameras and digital locks for vacancies in their entirety.
- Collaborative agreements with law enforcement agencies.
- Implementation of the Experience (DSP) program aimed at young people from 13 to 18 years old.
- Completion of the revision of the salary scale for the position of Security Coordinator.
- Establish and develop modern strategies on how to impact and eradicate areas of criminal activity in residential areas.

Project Management Area

Physical Aspect Monitoring in all residential areas under the new National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection program for REAC inspections and obtain a good rating.

B.3

Regular meetings with the Administration Agents and the Municipality of Camuy on a monthly basis to discuss the operational aspects and needs of each project they manage.

Update the reports and forms used to evaluate the performance of the Agents of Administrators and the Municipality of Camuy as the Yardi Voyager program and inspection module continue to be used.

Information Technology Area

For the next 5 years, the Technological Information Systems Area has to maintain a continuous maintenance plan with the latest technologies that arrive from the market and maintaining data security as the main goal.

- 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 servers of the central office and the computers of the central office and the regional offices of all operational areas.
- We will continue to provide technical support to agency employees with new technologies in order to streamline services to public housing residents.
- Improvements in the Yardi Voyager application with new technologies that continue to be added to the application to be used in the different operational areas of the agency.
- Continue with the development of technological educational centers (CET) - To provide residents with the opportunity to be assisted by 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.

- Continue to pursue new technologies for the benefit of the agency and public housing residents.

Project Development and Construction Area

Fiscal Year 2020

A. Start with the design of the following projects:

- Nuestra Sra. de Covadonga - Demolition of 56 housing units (RQ 5114 and AMP 005005029P) – Designer was hired and demolition design began at the MOU and Schematic Plans Phase. The demolition application was prepared and submitted to HUD for evaluation and approval. Demolition application approval pending to complete design and bidding project.
- Padre Nazario (RQ- 3044 and AMP 005009005P) – Total Demolition – Plans for the total demolition of this project have been halted and the PRPHA will continue with the evaluation to make improvements to the buildings affected by the earthquakes.
- Alturas de Ciales y Dos Rios (RQ005200 & RQ005119 and AMP 005002013 & AMP 005002012) – Total Demolition (FEMA FUNDS) – Demolition design contracted and completed. Pending obtaining all endorsements and permits to bid the project.
- The following projects will be rehabilitated due to the damages caused by the earthquakes:

a) Luis Muñoz Rivera – RQ3084 (200 units)

- Buildings 17, 18, 19 y 20 (48 units) (Phase I)
 - 100% completed and occupied.
- Buildings 3, 4, 5, 6, 7, 8, and 10 (52 units) (Phase II)
 - 100% completed and occupied.

- Buildings 1, 2, 9, 11, 12, 13, 14, 15, y 16 (100 units) (Phase III)
 - Funds certified in August 2023. It was in two occasions and no bid were received. Pending a request for additional funds to re-bid the project.

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 – RQ 5163 (29 Vacant units)

- Funds were requested for the design of Seismic Reinforcement. Negotiation with pre-selected Designers by AVP didn't success. Fund requested again for the design of seismic reinforcement. Pending to receive certification of funds.

e) Silver Valley (50 Vacant units), Cooper View (1 Vacant unit) and Golden View (19 Vacant Units) – RQ5260 (70total of vacant units)

- Silver Valley – Bidding Documents Phase – Preparation of bidding and permit documents completed. Pending to receive certification of funds for construction.
- Cooper View – Preparation of bidding and permit documents completed.

Pending to receive certification of funds for construction.

- Golden View - Preparation of bidding and permit documents completed. Pending to receive certification of funds for construction.

f) Villas del Cafetal (Yauco Housing), RQ 5191 – Building No. 5 – 9 units

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

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

- The damage is located in the balcony of said unit. Due to safety issues, units 212 (first floor) and 216 (third floor) are also vacant. Waiting for the certification of funds for the repairs of Unit 214.

B. Begin construction and/or demolition of the following projects:

- Alturas de Cupey - Fase II (RQ 5034 y AMP 005010032P) Comprehensive modernization. – Construction of the comprehensive modernization of the second phase began in January 2025. The project is in the process of modernization.
- Nuestra Sra. de Covadonga - Demolition of 56 Housing Units (RQ 5114 & AMP 005005029P) – Project pending HUD approval for demolition application, to complete 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 the AVP will continue with the evaluation to make improvements to the buildings affected by the earthquakes.
- Alturas de Ciales y Dos Rios (RQ005200 & RQ005119 and AMP 005002013 & AMP 005002012) – Total Demolition (FEMA FUNDS) – Demolition design contracted and completed. Pending obtaining all endorsements and permits to bid the project.
- The following projects will be rehabilitated due to the damages caused by the earthquakes:

a) Luis Muñoz Rivera – RQ3084 (200 units)

- Buildings 17, 18, 19 y 20 (48 units) (Phase I)
 - 100% completed and occupied.
- Buildings 3, 4, 5, 6, 7, 8, and 10 (52 units) (Phase II)
 - 100% completed and occupied.
- Buildings 1, 2, 9, 11, 12, 13, 14, 15, y 16 (100 units) (Phase III)
 - Funds certified in August 2023. It was in two occasions and no bid were received. Pending a request for additional funds to re-bid the project.

b) Santa Catalina – RQ5028 (18 units)

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 - 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 – RQ 5163 (29 Vacant units)

- Funds were requested for the design of Seismic Reinforcement. Negotiation with pre-selected Designers by AVP didn't success. Fund requested again for the design of seismic reinforcement. Pending to

receive certification of funds.

e) Silver Valley (50 Vacant units), Cooper View (1 Vacant unit) and Golden View (19 Vacant Units) – RQ5260 (70total of vacant units)

- Silver Valley – Bidding Documents Phase – Preparation of bidding and permit documents completed. Pending to receive certification of funds for construction.
- Cooper View – Preparation of bidding and permit documents completed. Pending to receive certification of funds for construction.
- Golden View – Preparation of bidding and permit documents completed. Pending to receive certification of funds for construction.

f) Villas del Cafetal (Yauco Housing), RQ 5191 – Building No. 5 – 9 units

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

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

- The damage is located in the balcony of said unit. Due to safety issues, units 212 (first floor) and 216 (third floor) are also vacant. Waiting for the certification of funds for the repairs of Unit 214.

- Los Álamos (RQ 5056 y AMP 005003026P) New development – Project in the planning stage pending approval of the conceptual plan and resolving ownership issue with a lot of land and with the acquisition of a lot of land adjacent to the Municipality of Guaynabo, which has two highly deteriorated structures and affects the development of the project. Also, preparation and approval of the disposition request and development plan by HUD is pending.

C. UFAS Accessible Unit Plan

- Construction activities for the certification of adaptability of 105 partial and total units located in various public housing developments for

compliance with ADA standards, as set forth in the PRPHA Voluntary Compliance Agreement.

C. Capital Improvements/Extraordinary Maintenance

- An investment of \$0.42 million in various projects.

Fiscal Year 2021

A. Start with the design of the following projects:

- Los Peña - (RQ-5159 y AMP 005010049P) - New Development - Pending completion of demolition of existing project and hiring developer for new project.
- Pedro J. Rosaly (RQ-1009 y AMP 005009015P) - Comprehensive modernization. - Project in the MOU and Schematic Plans Phase. It was classified by SHPO as having historical value, the initial structural studies showed problems with the strength of the concrete and the foundations, and the Hydrological and Hydraulic study indicated that in order to solve the flooding problem, major works had to be carried out outside the project. Currently, it is pending to do additional structural studies and complete the process with SHPO to determine the future of the modernization.

B. Begin construction and/or demolition of the following projects:

- Bella Vista (RQ 3101 y AMP 005002005P) Comprehensive modernization and demolition and reconstruction of Building 2. - The project was auctioned but the only bidder that submitted a proposal was well above the TDC. Alternatives for re-auction are being evaluated.
- Luis Llorens Torres (RQ 7008 y AMP 005010008P - Rehabilitation of an existing commercial building in Lot A. - Pending to contract a designer.
- Ponce de León # 55 (Phase I) - New Development - Project in preliminary plans pending to obtain investors to continue with the development of the project. Also, it is pending to prepare and obtain approval of the development plan by HUD.

B.3

- Las Amapolas (RQ 5068 and AMP 005010038P) New development - Developer contracting pending.

C. UFAS Accessible Unit Plan

- Construction activities for the certification of adaptability of 20 partial and total units located in various public housing developments for compliance with ADA standards, as set forth in the PRPHA Voluntary Compliance Agreement.

D. Capital Improvements/Extraordinary Maintenance

- An investment of \$4.89 million in various projects.

Fiscal Year 2022

A. Start with the design of the following projects:

- Agustín Ruiz Miranda (RQ 5054 and AMP5001005P) Comprehensive modernization. – Project with certification of funds to contract design pending preparation of the documents to request a rehabilitation instead of a comprehensive modernization, since the costs of a comprehensive modernization exceed the TDC.
- José Agustín Aponte (RQ- 3086 and AMP 005001004P) – Total demolition. – After discussions with the U.S. Corps of Engineers, who will develop a levee that will eliminate the flooding condition of the project, the AVP Administrator determined not to demolish this project.
- Monte Isleño (RQ 5054 and AMP 005001005P) Comprehensive Modernization. – After doing a TDC analysis, it was determined not to modernize the project comprehensively since the current modernization costs are well above the TDC for this project. Pending analysis of whether to hire a designer for a rehabilitation.
- Dr. Víctor Berrios (RQ-3028 and AMP 005007010P) – Comprehensive modernization. After doing a TDC analysis, it was determined not to modernize the project comprehensively, since the current modernization costs are well above the TDC for this project. Pending analysis of whether to hire a designer for a rehabilitation.
- Villa Monserrate (RQ 5154 and AMP 005004002P) – Demolition & New

Development – 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.

B. Comenzar con la construcción y / o demolición de los siguientes proyectos:

- Cuesta Vieja (RQ-5149 and AMP 005001008P) – Comprehensive modernization (Phase I). – Project in final construction plans pending endorsements and permits. Because the final estimate is above the TDC, the possibility of seeking savings and working on the entire project to make the auction and construction of it viable is being evaluated.
- Torres de la Sabana (132 multifamily units for mixed finance projects) New development – Project in construction plans, pending endorsements and permits and to get an investor to develop it. Also, the completion of the environmental assessment, preparation and approval of the disposition application and the development plan by HUD is pending.
- Los Cedros (86 Elderly Units for Blended Finance Projects) New Development – Pending completion of demolition project and hire developer.
- Ponce de León # 55 (Phase II) – New Development – Project in preliminary plans pending to obtain investors to continue with the development of the project. Also, it is pending to prepare and obtain approval of the development plan by HUD.
- Los Peña – (RQ-5159 and AMP 005010049P) – New Development – Pending completion of demolition of existing project and hire developer.
- Villa Monserrate (RQ 5154 and AMP 005004002P) – Demolition & New Development – the auction for the demolition works was delayed due to additional environmental requirements. These requirements have too high costs. Therefore, the PRPHA decided to negotiate a development proposal for a mixed finance project that includes demolition. The PRPHA 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.

- Padre Nazario (RQ- 3044 and AMP 005009005P) - Total Demolition - Plans for the total demolition of this project have been halted and the PRPHA will continue with the evaluation to make improvements to the buildings affected by the earthquakes.
- José Agustín Aponte (RQ- 3086 and AMP 005001004P) - Total Demolition - After discussions with the U.S. Corps of Engineers, who will develop a levee that will eliminate the flooding condition of the project, the AVP Administrator determined not to demolish this project.

C. UFAS Accessible Unit Plan

- Construction activities for the adaptability certification of 59 partial and total units located in various public housing developments for ADA compliance, as set forth in the PRPHA Voluntary Compliance Agreement.

D. Capital Improvements/Extraordinary Maintenance

- An investment of \$14.11 million in various projects.

Fiscal Year 2023

A. Start with the design of the following projects:

- Tomás Sorolla (RQ-3059 and AMP 005006024P) - Comprehensive modernization. After doing a TDC analysis, it was determined not to modernize the project comprehensively, since the current modernization costs are well above the TDC for this project. We are in the process of preparing the documents to apply for funding to contract design for a refurbishment.
- Mattei I Total Demolition - (RQ- 5233 and AMP 005009007P) - This project was eliminated from the demolition plans, since it is not in the flood zone.
- Santa Rosa (RQ-3065 and AMP 005001017P) - Comprehensive

modernization. - After doing a TDC analysis, it was determined not to modernize the project comprehensively, since the current modernization costs are well above the TDC for this project. During the process of preparing the documents to apply for funding to contract design for a rehabilitation, we visit the project site and it is in good condition and a modernization is not needed at this time.

B. Begin construction and/or demolition of the following projects

- Jardines de Montellano (RQ 5027 & AMP 005006005P)- Building A - Elderly Conversion Project - Feasibility study completed. In the process of review and approval to then contract design services of the selected alternative.
- Rafael Torrech (RQ 5003 y AMP 005003003P) Modernization and Structural Retrofit (Phase 1) - Completed the MOU/Schematic Drawings phase. 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.
- Agustín Stahl (Phase B) (RQ 3100 and AMP 005001005P) Comprehensive Modernization - Bid awarded. It is pending the re-open of the construction permit and the notice to proceed for the construction contract, and to complete relocation of Stage I [44 units].
- Mattei I Total Demolition - (RQ- 5233 and AMP 005009007P) - This project was eliminated from the demolition plans, since it is not in the flood zone.

C. UFAS Accessible Unit Plan

- Construction activities for the certification of adaptability of 221 partial and total units located in various public housing developments for compliance with ADA standards, as set forth in the PRPHA Voluntary Compliance Agreement.

D. Capital Improvements/Extraordinary Maintenance

- An investment of \$22.97 million in various projects.

Fiscal Year 2024

A. Start with the design of the following projects:

- Mattei II (RQ-5247 and AMP 005009007P) – Total Demolition – Pending preparation of documents to request funds and the contracting of architectural and engineering services for the analysis of project needs and the feasibility and design of the demolition.

B. Begin construction and/or demolition of the following projects:

- Bernardino Villanueva – Phase II (RQ-5024 and AMP 005005023P)– Pending completion of the Phase I modernization, the construction time of Phase I has been extended. Phase II construction commencement moved to FY2028.
- El Flamboyán (RQ-5081 and AMP 005005007P) Comprehensive Modernization – It was determined to do a stormwater management and flood mitigation project in lieu of modernization because the project's flooding problem cannot be completely eliminated. A hydrological and hydraulic study will be carried out for the design of mitigation measures. The project moved into the five-year plan for fiscal year 2026.
- Los Laureles (RQ- 5168 and AMP 005003012P) – Comprehensive Modernization – Project in the MOU and Schematic Drawings phase pending final analysis of additional structural testing, cost estimate, and TDC 2024 analysis. Construction was moved to 2026.
- Diego Zalduondo (RQ-3055 and AMP 005005023P) – Comprehensive Modernization – During the works during the MOU and Schematic Drawings Stage, the demolition and new construction of the project was recommended. Pending preparation of the documents to submit the demolition application to HUD (SAC – Special Application Center). The project moved into the five-year plan for FY 2025, but for Total Demolition instead of comprehensive modernization.
- Mattei II (RQ-5247 and AMP 005009007P) – Total Demolition – Pending

preparation of documents to request funds and the contracting of architectural and engineering services for the analysis of project needs and the feasibility and design of the demolition.

C. UFAS Accessible Unit Plan

- Construction activities for the certification of adaptability of 159 partial and total units located in various public housing developments for compliance with ADA standards, as set forth in the PRPHA Voluntary Compliance Agreement.

D. Capital Improvements/Extraordinary Maintenance

- An investment of \$49.19 million in various projects.

Section 8

- **Opening of the waiting list online and in-person at regional offices in 2022 and 2024:**

A total of 12,000 new applications were received, with 6,000 applications per year during each opening.

- **Increase in the Reporting Rate percentage as measured by HUD:**

The percentage increased from 89% to 99%. Additionally, delays in contracts that were pending were significantly reduced.

- **Improvement of the "Section 8 Management Assessment Program (SEMAP) indicators:**

The SEMAP indicators were increased to the highest percentage.

- **Issuance and occupancy of 104 vouchers for the "Mainstream Voucher" program:**

This program assists individuals with disabilities between the ages of 18 and 62 years.

- **Allocation, issuance, and occupancy of 203 vouchers for the “Emergency Housing Voucher” program:**

This program assisted individuals experiencing homelessness, those at risk of losing their homes, or individuals fleeing or attempting to flee domestic violence, sexual assault, harassment, or human trafficking, as well as those who had recently lost their homes.

Participation in working committees focused on veterans, victims of domestic violence, and seniors.

- **Participation in over 50 service fairs in municipalities across the island.**
- **Workshops on self-sufficiency and homeownership for Section 8 Program participants.**
- **Conducted a Request for Proposal (RFP) to subsidize projects under the Section 8 Program:**

These projects include those under Law 173 or those that did not receive federal housing assistance. The purpose of this process was to increase the inventory of housing units.
- **Signed 10 contracts to provide subsidies for senior housing projects under the Section 8 Program.**
- **Inauguration of two Section 8-subsidized projects for seniors aged 62 or older:**

The projects are Manuel Mediavilla Negrón and San Blas Apartments.

B.4 **Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

Goals of the Violence Against Women Act (VAWA). — Provide a statement of AVP goals, activities, objectives, policies, or programs that will enable AVP to address the needs of children and adults who are victims of domestic violence, intimate partner violence, sexual assault, or stalking.

The AVP provides all applicants and tenants with notice of their rights and protections under VAWA, when submitting an application for housing assistance, at the time of admission or at the time of the annual reexamination.

The notice explains the protections offered under the law, will inform each applicant or tenant of the AVP's confidentiality requirements, and provide contact information for the victim, local victim advocacy groups, and service providers. It will also provide information on the provisions of the Act relating to the cancellation of the contract.

C.	Other Document and/or Certification Requirements.
C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. The AVP will voluntarily amend or modify its agency plan to the occurrence of any of the following events, if and only if, the events are not included in the approved annual plan during the life of the plan of the approved agency, as it constitutes an important modification and/or substantial deviation: • Any changes in regard to demolition and/or disposition, designation, own housing programs or conversion activities or • If emergency work items need to be added, do not included in the annual or five-year declaration of the Plan of Action, or Change in the use of replacement reserve funds in the Capital Fund Program. An exception to this definition will be made if there are changes to the requirements of the federal regulation. Such changes shall not be considered amendments significant or substantial modifications
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N ☒ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See Attachment # 3
C.3	Certification by State or Local Officials. 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. See Attachment # 4

C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N ☐ ☐ (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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:

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

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal