

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577- 0226 Expires: 9/30/2027
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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	PHA Name: <u>Puerto Rico Public Housing Administration</u> PHA Code: <u>RQ005</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>July 2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>53,591</u> Number of Housing Choice Vouchers (HCVs) <u>12,863</u> Total Combined Units/Vouchers <u>66,454</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission 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

A.1

hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

The PHA Annual Plan and associated documents are available for review at Central Office located in San Juan at the Office of the HCVP Coordinator of Subsidized Housing or at the Strategic Planning Office. The physical address is 606 Juan C. Cordero Davila Building, Barbosa Avenue, 9th and 5th floor, San Juan, Puerto Rico or webpage <http://www.avp.pr.gov>.

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

- **Aguadilla Regional Office** can be reach at (787) 759-9407 ext. 3727 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. 3732 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. 3750 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. 3775 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.3759 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. 3912 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 3798 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. 3808 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. 3832 and serves (2) municipalities: San Juan and Guaynabo.

A.1 AVP-RQ005 manages public housing: 328 public housing projects and 53,597 housing units, with ten (10) regional offices. They are located in:

- Aguadilla Region 787.759.9407 Ext. 3850, 3851. Serves the following municipalities: Isabela, Aguadilla, Aguada, Moca, Rincón, Añasco, and San Sebastián.
- Arecibo Region 787.759.9407 Ext. 3857, 3858. Serves the following municipalities: Quebradillas, Arecibo, Camuy, Hatillo, Lares, Utuado, Barceloneta, Manatí, Florida, Morovis, Ciales, Vega Baja, and Vega Alta.
- Bayamón Region 787.759.9407 Ext. 3868, 3869, and 3872. Serves the following municipalities: Dorado, Bayamón, Toa Baja, Cataño, Toa Alta, Guaynabo, Corozal, Naranjito, and Comerío.
- Carolina Region 787.759.9407 Ext. 3883, 3885, 3887. Serves the following municipalities: Trujillo Alto, Carolina, Loíza, Canóvanas, Río Grande, Luquillo, and Fajardo.
- Caguas Region 787.759.9407 Ext. 3893, 3894, 3895. Serves the following municipalities: Aguas Buenas, Caguas, Cidra, Gurabo, San Lorenzo, and Juncos.
- Humacao Region 787.759.9407 Ext. 3903, 3904, 3905. Serves the following municipalities: Las Piedras, Humacao, Naguabo, Ceiba, Yabucoa, Maunabo, Patillas, and Vieques.
- Guayama Region 787.759.9407 Ext. 3917, 3918, 3922. Serves the following municipalities: Cayey, Guayama, Arroyo, Salinas, Aibonito, Santa Isabel, Coamo, Barranquitas, and Orocovis.
- Ponce Region 787.759.9407 Ext. 3956, 3963, 3964. Serves the following municipalities: Jayuya, Ponce, Villalba, Juana Díaz, Adjuntas, Yauco, Guayanilla, and Peñuelas.
- Mayagüez Region 787.759.9407 Ext. 3930, 3934, 3935. Serves the following municipalities: Las Marías, Mayagüez, Maricao, San Germán, Sabana Grande, Guánica, Lajas, Cabo Rojo, and Hormigueros.

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

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

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

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

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

- Ponce de León 55 (PL #55)
- Vieques Elderly

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

B.1 WAITING LIST DEMOGRAPHIC REPORT (Section)

Municipio	Solicitante	Total de Familias con Discapacidad	Total de Familias de ancianos	Total de Familias con niños menores de 18 años	Total de Familias de madres solteras
ADJUNTAS	1	0	0	1	1
AGUAS BUENAS	13	0	1	6	13
AIBONITO	3	0	0	1	3
ANASCO	2	0	0	2	2
ARECIBO	76	4	5	35	64
ARROYO	6	0	0	4	6
BARCELONETA	52	2	2	26	45
BARRANQUITAS	3	0	0	2	3
BAYAMON	247	5	5	79	234
CABO ROJO	8	0	1	2	8
CAGUAS	130	2	8	48	129
CAMUY	14	0	0	7	12
CANOVANAS	49	2	3	24	44
CAROLINA	217	10	6	91	197
CATANO	37	1	0	8	35
CAYEY	36	1	1	14	36
CEIBA	16	0	0	7	15
CIALES	23	1	0	11	17
CIDRA	9	0	0	4	8
COMERIO	28	2	2	16	25
COROZAL	29	1	0	16	26
DORADO	21	0	0	11	20
FAJARDO	31	1	1	15	26
FLORIDA	31	0	2	18	25

B.1	GUANICA	3	0	0	2	3
	GUAYAMA	12	1	0	6	10
	GUAYNABO	24	1	0	13	21
	GURABO	20	0	1	10	16
	HATILLO	27	1	1	13	24
	HORMIGUERO S	3	0	0	1	3
	HUMACAO	59	1	2	31	53
	ISABELA	2	0	0	1	2
	JUANA DIAZ	1	0	0	0	1
	JUNCOS	40	0	0	23	33
	LAJAS	3	0	1	1	3
	LARES	1	0	0	1	1
	LAS MARIAS	4	0	0	1	4
	LAS PIEDRAS	22	2	2	10	21
	LOIZA	36	1	2	18	34
	LUQUILLO	20	3	1	8	20
	MANATI	121	6	4	48	112
	MAUNABO	6	0	1	2	5
	MAYAGUEZ	51	0	2	14	50
	MOCA	1	0	0	1	1
	MOROVIS	65	3	0	41	58
	NAGUABO	16	0	0	10	15
	NARANJITO	41	3	2	23	34
	OROCOVIS	1	0	0	0	1
	PATILLAS	4	1	0	2	3
	PONCE	5	0	0	1	4
	RIO GRANDE	50	1	0	24	43
	SABANA GRANDE	3	0	0	3	3
	SALINAS	1	0	0	0	1

B.1	SAN GERMAN	3	0	0	2	2
	SAN JUAN	315	9	6	139	287
	SAN LORENZO	26	3	3	11	24
	SAN SEBASTIAN	2	0	0	1	2
	SANTA ISABEL	1	0	0	1	1
	TOA ALTA	64	2	1	31	55
	TOA BAJA	101	4	0	32	96
	TRUJILLO ALTO	40	4	2	15	37
	UTUADO	34	2	1	17	27
	VEGA ALTA	57	2	2	33	50
	VEGA BAJA	80	4	4	37	67
	YABUCOA	30	0	2	18	25
	YAUCO	1	0	0	0	1
	Total	2,478	86	77	1,093	2,247

WAITING LIST FOR QUARTERS OR MUNICIPALITES

Listado de Listas de Espera por Municipio							
Sección 9							
Municipio	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Total
Aguada	0	198	89	45	14	2	348
Aguadilla	0	675	164	65	23	6	933
Anasco	0	56	10	5	5	0	76
Isabela	0	0	61	78	9	0	148
Moca	0	168	62	29	10	0	269
Rincon	0	61	23	9	5	0	98
San Sebastian	0	163	4	3	4	3	177
Arecibo	0	275	58	23	13	8	377
Barceloneta	0	156	76	50	13	0	295
Camuy	0	108	29	9	2	0	148
Ciales	0	39	12	6	4	3	64

B.1	Florida	0	70	21	10	0	0	101
	Hatillo	0	127	44	10	6	0	187
	Lares	0	0	0	20	0	0	20
	Manati	0	155	50	17	3	0	225
	Morovis	0	13	1	2	1	3	20
	Quebradillas	0	66	11	5	1	1	84
	Utua	0	111	41	19	7	0	178
	Vega Alta	0	154	95	39	20	4	312
	Vega Baja	0	179	75	56	22	0	332
	Barranquitas	0	131	46	30	14	5	226
	Bayamon	0	1,164	303	144	38	9	1,658
	Catano	0	588	174	125	18	6	911
	Comerio	0	66	24	12	4	2	108
	Corozal	0	77	48	19	5	2	151
	Dorado	0	257	104	65	26	7	459
	Guaynabo	0	323	128	68	22	7	548
	Naranjito	0	57	38	19	7	4	125
	Orocovis	0	55	33	20	5	1	114
	Toa Alta	0	169	111	63	17	0	360
	Toa Baja	0	323	128	91	24	0	566
	Aguas Buenas	0	53	17	3	2	1	76
	Caguas	0	894	166	37	18	2	1,117
	Cayey	0	170	98	77	8	1	354
	Cidra	0	64	25	16	1	1	107
	Gurabo	0	75	10	1	0	1	87
	Juncos	0	72	9	5	4	1	91
	San Lorenzo	0	108	25	12	0	0	145
	Canovanas	0	373	164	97	39	0	673
	Carolina	0	1,501	537	230	75	2	2,345
	Fajardo	0	259	108	53	24	2	446
	Loiza	0	120	27	21	3	1	172
	Luquillo	0	183	58	41	15	4	301
	Rio Grande	0	235	109	59	21	0	424

B.1	Trujillo Alto	0	220	54	29	10	2	315
	Vieques	0	50	52	48	9	4	163
	Aibonito	0	72	12	9	2	0	95
	Arroyo	0	111	26	14	8	0	159
	Cayey	0	0	0	3	0	0	3
	Coamo	0	119	48	34	11	3	215
	Guayama	0	289	43	29	13	2	376
	Patillas	0	77	40	19	8	0	144
	Salinas	0	141	55	35	8	5	244
	Ceiba	0	87	54	9	6	0	156
	Humacao	0	184	14	8	4	1	211
	Las Piedras	0	120	12	11	5	0	148
	Maunabo	0	65	19	19	1	0	104
	Naguabo	0	129	27	10	2	0	168
	Yabucoa	0	38	4	22	7	0	71
	Cabo Rojo	0	61	11	7	4	0	83
	Guanica	0	24	4	6	3	1	38
	Hormigueros	0	56	12	8	6	1	83
	Lajas	0	46	9	3	1	2	61
	Las Marias	0	18	11	6	0	0	35
	Maricao	0	11	6	4	2	3	26
	Mayaguez	0	335	61	29	19	2	446
	Sabana Grande	0	60	10	3	3	0	76
	San German	0	42	9	1	3	1	56
	Adjuntas	0	81	25	16	6	0	128
	Guayanilla	0	90	36	23	3	0	152
	Jayuya	0	35	22	32	6	0	95
	Juana Diaz	0	133	29	16	4	1	183
	Penuelas	0	78	22	19	9	1	129
	Ponce	0	1,158	178	87	14	2	1,439
	Santa Isabel	0	82	25	34	5	0	146
	Villalba	0	63	14	11	3	0	91
	Yauco	0	90	15	6	4	2	117

B.1	San Juan	0	3,922	898	331	127	25	5,303
	TOTAL	0	18,178	5,273	2,749	868	147	27,215

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

PUBLIC HOUSING ADMINISTRATION (AVP)
The Admissions and Continued Occupancy Policy (ACOP) is included as Attachment #1. Document #9667, April 10, 2025.

DECONCENTRATION OF POVERTY AND INCOME MIXING, 24 CFR 903.1 AND 903.2
The AVP's policy regarding the deconcentration of poverty, in compliance with 24 CFR 903.2(c)(5), is included in the ACOP.

VIOLENCE AGAINST WOMEN ACT (VAWA):
VAWA is incorporated into the ACOP in compliance with 24 CFR 5.2003.
ARTICLE XVI.7: VIOLENCE AGAINST WOMEN ACT (VAWA): NOTICE, DOCUMENTATION, AND CONFIDENTIALITY.

RENT DETERMINATION
CHAPTER VI: INCOME AND RENT DETERMINATION [24 CFR PART 5, SUBPARTS E AND F; 24 CFR 960, SUBPART C]
This chapter includes calculations for annual income, assets, and adjusted income, as well as the rent calculation.

PROGRAM ADMINISTRATION AND OPERATION
CHAPTER I: PROGRAM PLAN OVERVIEW and CHAPTER XVI: PROGRAM ADMINISTRATION—both included in the ACOP—cover the legal basis, definition, and operation of the program, as well as its administration.

GRIEVANCES AND APPEALS
CHAPTER XIV: GRIEVANCES AND APPEALS, included in the ACOP, outlines the process established by the agency for handling grievances and appeals.

COMMUNITY SERVICE
CHAPTER XI: COMMUNITY SERVICE establishes the definition and requirements for community service, as well as its implementation.

PET POLICY

- B.1** The pet policy is contained in Chapter X: PETS, in accordance with 24 CFR 5, SUBPART C; 24 CFR 960, SUBPART G.

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 Housing Choice Voucher Program (Section 8) in Housing Allocation

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

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

Administration and Operations. (Attached 3, Section 8 Administrative Plan)**Section 8**

- Special Program Vouchers will be addressed according to needs:
 - Family Unification Program (FUP)
 - Homeownership Program
 - HUD-VASH
 - Mainstream Vouchers

B.1 Project-Based Voucher (PBV):

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

Project based:

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

B.1		Project Name	Municipality	Number of Units	Project Type
		Paseo Samaritano	Las Piedras	60	Multifamily
		Loiza Elderly	Loiza	120	Elderly/Disabl e
		Égida de la Asociación de Miembros de la Policía de Puerto Rico en Maunabo	Maunabo	67	Elderly
		San Fernando Elderly Center	Mayagüez	29	Elderly
		Morovis Elderly	Morovis	92	Elderly/Disabl e
		Égida del Bosque	Patillas	120	Elderly/Disabl e
		Inmobiliaria La Trinidad	Ponce	49	Elderly/Disabl e
		Rio Dorado Elderly	Rio Grande	86	Elderly
		Portal de San Germán	San Germán	56	Multifamily
		Égida Enfermeras	San Juan	81	Elderly/Disabl e
		Los Angeles Housing	San Juan	124	Elderly/Disabl e
		Golden Residence @ The Village	San Juan	140	Elderly/Disabl e
		Ciudad Lumen	San Juan	140	Elderly
		Reinaissance Square (Multi-stage) Las Gladiolas	San Juan	28	Multifamily
		Bayshore Villas (Multi-stage) Puerta de Tierra	San Juan	33	Multifamily
		La Inmaculada Elderly Center	San Juan	48	Elderly
		Égida Santa Isabel	Santa Isabel	120	Elderly/Disabl e
		Palacio Dorado	Toa Alta	103	Elderly/Disabl e
		Suarez Sandin	Vega Baja	22	Elderly/Disabl e
		TOTAL		2,869	
▪ Moderate Rehabilitation Program					
		Project Name	Municipality	Number of Units	Project Type
		Alameda Tower I y III	San Juan	152	Multifamily
		Hogar Amparo (SRO)	San Juan	83	Single Room Occupancy
		Apartamentos Luna	Juncos	12	Multifamily
		TOTAL		245	

B.1

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

DEMOGRAPHIC REPORT FOR SECCION 9

MUNICIPALITIES	Total Families with Disability	Total Families Elderly	Total Families with Children Less 18	Total Families Single Mom
Adjuntas	9	28	38	28
Aguada	39	45	117	90
Aguadilla	60	161	203	146
Aguas Buenas	2	7	16	13
Aibonito	5	11	19	15
Añasco	3	11	19	11
Arecibo	30	30	89	64
Arroyo	11	22	33	27
Barceloneta	14	17	116	83
Barranquitas	30	38	76	57
Bayamón	124	130	388	313
Cabo Rojo	9	13	16	10
Caguas	69	94	176	138
Camuy	6	9	29	23
Canóvanas	41	63	246	211
Carolina	133	309	620	522

B.1	Catano	65	94	256	215
	Cayey	24	30	142	119
	Ceiba	23	6	55	44
	Ciales	4	5	21	17
	Cidra	8	11	39	30
	Coamo	15	17	75	62
	Comerio	10	17	33	28
	Corozal	18	20	62	52
	Dorado	35	46	169	137
	Fajardo	39	23	150	117
	Florida	7	11	25	19
	Guánica	1	4	13	13
	Guayama	24	45	60	53
	Guayanilla	10	26	50	43
	Guaynabo	39	45	175	150
	Gurabo	4	6	12	9
	Hatillo	7	12	50	41
	Hormigueros	6	4	21	17
	Humacao	21	20	22	16
	Isabela	14	13	109	89
	Jayuya	7	6	55	42
	Juana Díaz	11	20	45	32
	Juncos	7	7	13	10
	Lajas	3	8	11	8
	Lares	1	0	18	14
	Las Marías	1	1	12	11
	Las Piedras	12	13	24	16
	Loíza	9	18	43	37

	Luquillo	19	19	99	78
	Manati	15	15	59	44
	Maricao	3	2	11	7
	Maunabo	13	19	31	23
	Mayagüez	27	33	90	65
	Moca	15	43	83	67
	Morovis	2	0	6	5
	Naguabo	18	11	29	22
	Naranjito	13	15	55	44
	Orocovis	17	20	49	30
	Patillas	15	18	48	36
	Penuelas	8	20	43	36
	Ponce	74	135	220	179
	Quebradillas	5	6	12	8
	Rincón	12	15	31	22
	Rio Grande	33	40	168	134
	Sabana Grande	4	8	14	11
	Salinas	15	33	87	68
	San Germán	11	5	10	5
	San Juan	227	384	1036	866
	San Lorenzo	12	10	27	22
	San Sebastian	15	28	12	8
	Santa Isabel	2	11	59	47
	Toa Alta	29	40	147	122
	Toa Baja	45	137	205	174
	Trujillo Alto	14	18	79	68
	Utua	10	35	54	43
	Vega Alta	16	24	140	112

Vega Baja	18	23	140	108
Vieques	11	20	93	68
Villalba	1	6	22	16
Yabucoa	7	9	27	21
Yauco	13	14	20	14
TOTAL	1749	2732	7167	5765

B2 New Activities.

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

Y N

- ☐ ☒ 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.

Modernizations or Developments

Design:

- José Castillo Mercado (RQ 3032 and AMP 005009032P) – Rehabilitation
- Francisco Figueroa (RQ 3024 and AMP 005008001P) – Rehabilitation
- El Flamboyán (RQ 5081 and AMP 005005007P) – Stormwater management project for flood control.

B2

Modernization and Demolition Projects

- Los Laureles (RQ 5168 and AMP 005003012) – Comprehensive Modernization
- El Flamboyán (RQ 5081 and AMP 005005007P) – Stormwater Management Project for flood control
- Rafael Torrech (RQ 5003 and AMP 005003003P) – Modernization including Seismic Retrofitting

UFAS Accessible Unit Plan

- Construction activities to certify the adaptability of 350 units (partial and full accessibility) located in various public housing developments, ensuring compliance with ADA standards as established in the AVP Voluntary Compliance Agreement.

Capital Improvements / Extraordinary Maintenance

- An investment of \$28.98 million across various projects.

Projects Funded by FEMA Disaster Assistance Grants DR-4339 and DR-4473

- This fiscal year, we will complete the contract awards for 11 projects (out of the 51 previously identified) under the first phase of the Disaster Recovery Program. Twenty-eight municipalities will be impacted, with a total budget of \$582.1 million. Construction work on 19 of these projects is expected to be completed.
- Bidding processes will begin for the second phase of recovery work. This phase consists of 34 projects distributed across 22 municipalities, with an estimated implementation cost of \$55.7 million.
- Plans are also in place to assign design work for an additional 110 projects, distributed across 41 municipalities, with an investment of \$61.5 million in design fees.

Environmental Compliance – Lead-Based Paint (LBP) Compliance – 40 CFR 745 / 24 CFR 35 (“Lead-Based Paint Poisoning Prevention in Certain Residential Structures”) and Asbestos-Containing Materials.

- Lead-Based Paint (LBP) detection surveys and/or visual inspections and asbestos surveys in 9,763 units – Phase One Implementation;
- Conducting LBP risk assessments in 1,704 housing units and/or blood lead level testing for children under the age of 6, as defined in federal regulations 40 CFR 745 and/or 24 CFR 35.

Energy Matters

- Planning: A pilot plan is being developed to install solar-powered security lighting in communities, starting with elderly housing facilities and several public housing developments. We will provide our communities with resilience and a safe environment during power outages and reduce energy consumption costs for common areas.

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

Ponce de León 55 (PL #55),

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

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

Vieques Elderly

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

	• Main building with 18 housing units, all with one bedroom, and a communal service area. • Row house-style structures with 10 independent units, each with one bedroom and individual access. The units comply with the federal standards of the Uniform Federal Accessibility Standards (UFAS) and the Americans with Disabilities Act (ADA).
B3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. ADMINISTRATION OF THE PROPERTY MANAGEMENT DIVISION • Coordinate, direct, and supervise intervention and compliance activities related to Public Housing properties to ensure that agents and the managing municipality comply with established federal and state laws, regulations, standards, procedures, and public policies. (Code of Federal Regulations - 24 CFR 5.703). • Continue monitoring interventions in the following areas: Pre-REAC (24 CFR 902.5), Health & Safety (24 CFR 7703), Physical Appearance (24 CFR 902.21), General Inspection of Common Areas (24 CFR 5703e), Unit Inspection (24 CFR 5703d), Site Inspection (24 CFR 5703a), Building Inspection (24 CFR 5703b), and Systems Inspection (24 CFR 5703c). • Continue Inside, Outside, and Unit Inspections (24 CFR 5703) using the following templates: Inside, Outside, and Units, with the corresponding follow-up.

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- Participate in REAC/NSPIRE inspections, including NSPIRE Inspections (24 CFR 902.25), Health & Safety Inspections (24 CFR 902.02.21 and 24 CFR 5.703), Technical Reviews (24 CFR 902.24 and 5.711d), and Responses to REAC Findings (24 CFR 902.44), with their respective follow-ups.
- Continuing interventions related to Emergency and Regular Service Requests (24 CFR Chapter IX 901.5), Project Accounting (24 CFR 902.9), Asset Management (24 CFR 990), Occupancy (24 CFR 960.253; Part 966, 966.4, and 351345), inventory verification, compliance monitoring, and other related tasks. ensuring optimal conditions in housing units and ensuring that the provision of services is of quality in accordance with HUD regulations.
- Track service requests are generated through the resident portal in the Yardi Voyager program and refer them to the Agent or Managing Municipality for appropriate action.
- Review preventive, routine, and emergency maintenance reports, as well as actions taken to comply with unit lease terms, project accounting, occupancy reports, annual re-examinations, and Enterprise Income Verification (EIV).
- Verify the activities, findings, and reports submitted by Agents and Managing Municipalities through interviews, project interventions, and inspections of public housing properties.
- Use the Yardi Voyager program to validate maintenance-related reports submitted by Agents and the Managing Municipality.
- Coordinate and conduct periodic reviews of public housing properties under the Tax Credit program to ensure compliance with contracts with investors and the Public Housing Administration.

B3

- Train Agents and the Managing Municipality on the laws, regulations, procedures, and public policy applied in the AVP.
- Workshops in the areas of Asset Management and Preventive Maintenance.
- Keep staff trained with work tools that facilitate tasks and focus on achieving all goals.
- Evaluate the annual Management Plan submitted by the Agent and Managing Municipality, providing follow-up on any findings.
- Complaints – Receive, register, track, evaluate, address, and follow up on complaints from tenants and/or agencies regarding maintenance issues in the projects.
- Evaluate and recommend routine maintenance and equipment acquisition, according to project needs.
- Certify payment for completed work and acquired equipment as referred by the Finance Department.
- Conduct investigations and prepare Incident Reports, as referred by the Finance Department. The Comptroller's Office requires investigations in cases of losses or irregularities in the handling of public funds or assets.
- VCA – Conduct or assist in the needs assessment audit and the reasonable accommodations audit.
- VCA – Provide support related to accessible units, organizational charts and special procedures, contingency plans, compliance teams, and workshops. Findings.

B3	• VCA – Monitoring, Evaluation, and Semiannual Validation of the Needs Assessment Report (NAR) and Reasonable Accommodation Report (RAP). • Emergency Management: Provide support in emergency situations as directed by the Governor. • Evaluate funding requests for equipment acquisition and routine improvements to Public Housing Administration projects, according to the specific needs of each project.
	GOALS • Continue with the rehabilitation plan for vacant units that are not available for occupancy. • Monitor Agency personnel, Managing Agents, and the Managing Municipality regarding the service request and inspection module through the Yardi Voyager operating system. • Continue training the Bureau of Property Administration personnel on updates to the new inspection method of the National Standards for the Physical Inspection of Real Estate (NSPIRE) from the Real Estate Assessment Center (REAC) and the integration of the inspection module through the Yardi Inspections Mobile™ program. • This will impact all public housing complexes through physical aspect monitoring, including regular monitoring such as the 2025 Pre-REAC. • Recruit personnel for the position of Contract Monitoring Officer for all areas administered by the Bureau of Real Estate to achieve better oversight of public housing complexes and management agents. • Re-evaluate monitoring and inspection methods to optimize the reports necessary for measuring management agent performance indicators.

- Review the lease agreement to establish important parameters regarding deficiencies found due to the resident.

ACTION PLAN – IMPROVE SCORE (REAC)

- Analyze and monitor all corrective actions submitted by the Managing Agents and the Municipality of Camuy for deficiencies identified in the 2023 and 2024 REAC inspections, emphasizing projects that scored less than 80 points.
- Identify the projects to be inspected in the 2025-2026 REAC to develop work plans and conduct the 2025-2026 Pre-REAC inspections.
- Update the tools and equipment for Contract Monitoring Officers to improve their performance and work efficiency.
- Follow up on the 2023 and 2024 Pre-REAC monitoring to ensure corrective action is taken on deficiencies identified by the Property Bureau staff.
- Prepare logistics for conducting inside, outside, and unit inspections of the identified projects, beginning in January 2026.
- Analyze the REAC inspection summary report to prevent or minimize the recurrence of the same deficiencies.
- In conjunction with the Project Development and Construction Area, analyze the Physical Needs Assessment (PNA) to identify the most pressing and immediate needs that must be addressed.
- Evaluate and recommend operational budget requests to carry out the necessary work to correct deficiencies that affect the inspection score.

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B3	• Provide technical assistance to managing agents and the managing municipality regarding updates to HUD regulations, especially the National Standards for the Physical Inspection of Real Estate (NSPIRE) of REAC. • Conduct regular meetings with managing agents and the managing municipality to outline the work plan and provide guidance on important aspects during inspections. • Support managing agents and the managing municipality in following up on referrals or complaints made to various government agencies such as AAA, AEE, DRNA, and municipalities. IMPLEMENTATION • Carbon monoxide (CO) and smoke detectors in the bedrooms of residential buildings under the NSPIRE program must have sealed 10-year batteries. ACHIEVEMENTS With the implementation of Yardi Voyager during 2024-2025, a total of 797,609 work orders were created, and 778,377 were completed during that period, representing 97.59%. A total of 49,884 units were inspected during 2024-2025 with the full implementation of the Yardi Inspections Mobile module, representing 99.52% of all units available for inspection. 100% of buildings and 100% of sites in public housing projects were inspected for fiscal year 2024-2025.
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Project Development and Construction Area

Projects Funded by FEMA Disaster Assistance Grants DR-4339 and DR-4473

- As FEMA funds become available, the Puerto Rico Housing Authority (PRHA) will continue making improvements to residential complexes across the island affected by Hurricane Maria (DR-4339) and the earthquake (DR-4473). For this purpose, the PRHA hired two Program Managers and one Supervision and Monitoring Manager. A total of 320 residential complexes will be repaired, subject to agreements with the private insurers of the claims filed.
- Projects in progress for roof repairs and exterior painting, among other miscellaneous repairs:

Implementation Phase 1:

- Projects in Implementation Phase 1: A total of 39 projects with an estimated investment of \$230.28 million.
 - **Alturas de Isabela (RQ-5100 and AMP 005001013)** - Design-build contract amount = \$5,241,921.00. Project substantially completed on October 3, 2025. A deductive change order is pending approval to proceed with the project closure process.
 - **Guarionex (RQ-5129 and AMP 005002023)** - Design-build contract amount = \$3,834,165.00. Project substantially completed on May 12, 2025. A deductive change order is pending approval to proceed with the project closure process.
 - **Las Muñecas (RQ 5162 and AMP 005001011P)** - Design-build contract amount = \$5,152,924.00. Project substantially completed on March 12, 2025. A deductive change order is pending approval to proceed with the project closure process.

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- **Rincón Taino (RQ 5144 and AMP 005006031P)** – Design-build contract amount = \$3,606,500.00. Project completed, with final acceptance date of December 23, 2025. The project is in the closing process.
- **Manuel Roman Adames (RQ 3038 and AMP 005002010)** – Design-build contract amount = \$3,141,858.00. Project substantially completed on November 28, 2024. A change order is pending approval to add funds related to additional work and time, to proceed with the project closing process.
- **Puerta de Tierra II (RQ 5311 and AMP 005010060)** – Design-build contract amount = \$262,524.00. Painting project only, 60% complete, with an estimated completion date of February 24, 2026. A change order is pending approval to add funds related to additional work and time.
- **Práxedes Santiago (RQ 3041 and AMP 005006008)** – Design-build contract amount = \$5,900,790.19. Project substantially completed on November 26, 2025. A deductive change order is pending approval to proceed with the project closure process.
- **La Alhambra (RQ 5096 and AMP 005003008)** – Design-build contract amount = \$2,150,000.00. Project substantially completed on October 15, 2025. A change order for additional time is pending approval to proceed with the project closure process.
- **San Agustín Park (RQ 5246 and AMP 005010004)** – Design-build contract amount = \$1,421,774.00. Project substantially completed on November 26, 2025. A change order for additional time is pending approval to proceed with the project closure process.
- **Jardines de Country Club (RQ 5013 and AMP 005010024)** – Design-build contract amount = \$2,789,356.00. Project is 66.1% complete, with an estimated completion date of December 15, 2026. A change order for additional time is pending approval to proceed with the project closeout process.

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- **Villa Esperanza (RQ 5035 and AMP 005010037)** – Design-build contract amount = \$7,787,076.35. Project is 72.4% complete, with an estimated completion date of August 18, 2026.
- **Villa del Caribe (RQ 3062 and AMP 005007009)** – Design-build contract amount = \$3,000,000.00. Project is 82.2% complete, with an estimated completion date of December 29, 2025. A change order for additional time to complete the project is pending approval.
- **Juana Matos I (RQ 3102 and AMP 005003018)** – Design-build contract amount = \$6,203,794.54. Project is 45.2% complete, with an estimated completion date of June 30, 2026. A change order to add funds related to additional work and time to complete the project is pending approval.
- **Bella Vista (RQ 3090 and AMP 005006028)** – Design-build contract amount = \$4,470,270.79. Project substantially completed on November 8, 2025. Change order approval pending for additional time to proceed with the project closure process.
- **Carolina Housing (RQ 5217 and AMP 005005015)** – Design-build contract amount = \$2,422,450.00. Project 81% complete, with an estimated completion date of March 10, 2025. Change order approval pending for additional time to complete the project.
- **Nemesio R. Canales I & II (RQ 7005 and AMP 005010005 / RQ 7006 and AMP 005010006)** – Design-build contract amount = \$33,789,222.40. Project is 30.7% complete, with an estimated completion date of March 19, 2027.
- **Nuestra Señora de Covadonga (RQ 5114 and AMP 005005029)** – Design-build contract amount = \$6,026,070.22. Project at 38.8% completion, with an estimated completion date of January 5, 2027.
- **Ext. Sábalos Gardens (RQ 5012 and AMP 005008018)** – Design-build contract amount = \$10,006,707.00. Project at 8.4% completion, with an estimated completion date of January 13, 2027.
- **José H. Ramírez (RQ 3066 and AMP 005005026)** – Design-build contract amount = \$3,467,063.00. Project at 81.2% completion, with

B3	an estimated completion date of December 1, 2025. A change order for additional time to complete the project is pending approval. ○ Rafael Hernández (Kennedy) (RQ 4011 and AMP 005008016) – Design-build contract amount = \$5,199,002.00. Project is 21.4% complete, with an estimated completion date of April 21, 2026. A change order is pending approval to add funds related to additional work and time to complete the project. ○ Arístides Chavier (RQ 1014 and AMP 005009017) – Design-build contract amount = \$14,950,000.00. Project 61% complete, with an estimated completion date of April 14, 2027. ○ Jardines de Monte Hatillo I (RQ 7003 and AMP 005010036) – Design-build contract amount = \$6,544,000.00. Project 46.9% complete, with an estimated completion date of February 3, 2026. A change order for additional time to complete the project is pending approval ○ Jardines de Monte Hatillo II (RQ 7004 and AMP 005010036) – Design-build contract amount = \$10,426,424.00. Project is 25% complete, with an estimated completion date of November 13, 2026. ○ Padre J. Rivera (RQ 3094 and AMP 005007002) – Design-build contract amount = \$4,950,115.55. Project is 64.5% complete, with an estimated completion date of November 13, 2026. ○ Pedro M. Descartes (RQ 3067 and AMP 005006030) – Design-build contract amount = \$4,799,466.03. Project 57% complete, with an estimated completion date of March 11, 2026. ○ Fernando Sierra Berdecía (RQ 3040 and AMP 005002011) – Design-build contract amount = \$5,626,472.80. Project 6.31% complete in the design phase, with an estimated completion date of September 1, 2026. ○ Jardines de Campo Rico (RQ 5031 and AMP 005010037) – Design-build contract amount = \$4,956,430.57. Project 5.0% complete in the design phase, with an estimated completion date of December 1,
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B3	2026. A change order is pending approval to add funds related to additional work and time to complete the project. ○ Pedro Regalado Díaz (RQ 3070 and AMP 005005027) - Design-build contract amount = \$2,380,820.62. Project is 18.1% complete, with an estimated completion date of March 9, 2026. ○ Fernando Luis García (RQ 3023 and AMP 005009033) - Design-build contract amount = \$7,297,030.92. Project is 2.20% complete in the design stage, with an estimated completion date of June 22, 2027. ○ Juana Matos II (RQ 5002 and AMP 005003019) - Design-build contract amount = \$4,186,927.60. Project in the design stage, with an estimated completion date of December 22, 2026. ○ Los Lirios (RQ 5194 and AMP 005010054) - Design-build contract amount = \$4,089,219.44. Project at 4.70% completion in the design stage, with an estimated completion date of June 9, 2026. ○ Bahía (RQ 5173 and AMP 005009005) - Design-build contract amount = \$2,145,143.00. Project is 48% complete, with an estimated completion date of December 27, 2025. A change order for additional time to complete the project is pending approval. ○ Dr. Víctor Berríos (RQ 3028 and AMP 005007010) - Design-build contract amount = \$7,262,849.64. Project is 2.78% complete in the design phase, with an estimated completion date of December 8, 2026. ○ Liborio Ortiz (RQ 3020 and AMP 005006001) - Design-build contract amount = \$5,148,869.00. Project in the design phase (just started), with an estimated completion date of December 22, 2026. ○ Juana Matos III (RQ 5008 and AMP 005003020) - Design-build contract amount = \$5,965,000.00. Project in the design phase (just started), with an estimated completion date of June 2, 2027. ○ Jardines de la Nueva Puerta de San Juan II (RQ 5295 and AMP 005010057) - Design-build contract amount = \$344,124.00. Project
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B3	at 2.17% progress in the design phase, with an estimated completion date of June 8, 2026. ○ Las Palmas (RQ 5025 and AMP 005003021) - Design-build contract amount = \$12,786,536.17. The Notice to Proceed for the contract was issued on January 16, 2026, with an estimated completion date of July 17, 2028. ○ Aleandrino (RQ 5016 and AMP 005010026) - Design-build contract amount = \$6,569,814.00. The Notice to Proceed for the contract was issued on January 23, 2026, with an estimated completion date of January 23, 2028. ○ Las Palmas (RQ 3088 and AMP 005006011) - Design-build contract amount = \$3,984,446.00. Contract recently signed and pending issuance of the Notice to Proceed. Implementation Phase 2: • Miscellaneous repairs to various recreational areas in the metro region (25 recreational areas on 21 properties) - Construction contract amount = \$2,117,379.07. The Notice to Proceed for the contract was issued on December 8, 2025, with an estimated completion date of January 7, 2027. Projects Currently in Bidding Process The following projects (which also include roof repairs and exterior painting) are in the bidding process for design-build contracts, with an approximate cost of \$55.67 million: ○ Jardines de la Nueva Puerta de San Juan I (RQ 5294 and AMP 005010057) ○ Luis Lloréns Torres (Youth Center) (RQ 7009 and AMP 005010009) ○ Las Margaritas I (RQ 2014 and AMP 005010016) ○ Las Margaritas II (RQ 5038 and AMP 005010034) ○ Alturas de Country Club (RQ 5082 and AMP 005005008)
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B3	○ Luis Lloréns Torres (Providencia) (RQ 7007 and AMP 005010007) ○ Luis Lloréns Torres (El Medio) (RQ 7008 and AMP 005010008) ○ Valles de Guayama (RQ 5266 and AMP 005006020) ○ Luis Palés Matos (RQ 3085 and AMP 005006017) ○ Torres del Río (RQ 5196 and AMP 005007008) ○ Fernando Calimano (RQ 3014 and AMP 005006016) • As the second phase of the program, the process of acquiring construction services will begin for eight projects located in seven municipalities. These projects involve partial roof repairs and/or exterior painting. The total budget for these projects is \$75.68 million, and because the scope of the repairs is minimal, design plans will not be required. • Finally, the third phase comprises 110 projects identified for design purposes due to insufficient budget for full execution (resulting from anticipated insurance reductions). Subject to funding approval and authorization for program managers to proceed with execution, economic proposals will be solicited from engineering and architectural firms previously qualified by the AVP (AVP-RFQ18-19-01 A/E Design Services). The budget for these projects totals \$828.5 million and is distributed among 41 municipalities. Design fees are estimated at \$61.5 million. Designs must include recreational areas for each residential development as a first step. Dual Line Projects (Hot Water) • Luis Lloréns Torres - Youth Center - (RQ 7009 and AMP 005010009) – Work in progress. The project is 35% complete. • Vista Hermosa III – Phase 3 [64 units] (RQ 7012 and AMP 005010012) – Auctioned in 2022, but no bids were received. Additional funds were requested to re-auction the project. Funds were approved at the end of 2023. A new auction was held in 2024, in which only one bidder submitted an offer. Consultation with HUD was required to proceed with the award (“Sole Source”). After obtaining authorization from HUD to award the auction, the Managing Agent awarded the auction and signed a construction contract. The contractor submitted a claim for extended
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B3	administered expenses. The Managing Agent is currently evaluating the claim to provide recommendations to the agency on how to proceed with the project. • Santa Rita de Casia (RQ 3027 and AMP 005008003) – Phase I [76 units]: Project completed in August 2025. • Virgilio Dávila (RQ 3017 and AMP 005003001) – Project halted due to construction permit issues and the applicability of the RRP Rule. Termination for convenience was initiated. The contractor is in the process of submitting a revised final invoice for claims expenses and gains. Project is scheduled for bidding. New budget allocated for construction, inspection services, procurement process, and other services: \$500,000.00 (Phase I) and \$796,400.00 (Phase 2) – Total: \$1,296,400.00. • José Celso Barbosa (RQ-3096 / AMP 005003002) – Project in the bidding process – budget allocated for construction, inspection services, and procurement process – \$1,362,000.00. • Gabriel Soler Catalá (RQ-3047 / AMP 005008004) – Phase I [32 units]: Project completed and closed. • Gabriel Soler Catalá (RQ-3047 / AMP 005008004) – Phase II [32 units]: Bidding documents in preparation. • Columbus Landing – Phase I [160 units] (RQ-4001 and AMP 005008007) – Work completed in October 2025. Closing process underway. • Columbus Landing – Phase II [100 units] (RQ-4001 and AMP 005008007) – Planned for fiscal year 2026-2027. • El Carmen – Phase II [74 units] (RQ-4010 and AMP 005008015) – Planned for fiscal year 2026-2027. • Jardines de Guaynabo (RQ-3045 / AMP 005003025) – This project was designed during the administration of the residential complex by the Municipality of Guaynabo and did not include the electrical system necessary to power the water heater. The project is currently in the negotiation phase with the designer to include the necessary electrical design.
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B3	• Zenón Díaz Valcárcel (RQ-3026 / AMP 005003024) – Project was auctioned in November 2023 and no bids were received. Projected to be auctioned again during the first quarter of 2024. Improvements to the Existing Stormwater System • Felipe Sánchez Osorio Elderly Housing (RQ 5322) – This project was auctioned twice, but both auctions failed to attract any bids. The design contract was amended to review documentation and service time during construction. The project will be auctioned in three work orders, corresponding to the three sectors of the site: A, B, and C. These changes aim to encourage the participation of smaller contractors, as notifications will be given to proceed only for one sector at a time. Once that sector is completed, work will begin on the next, and so on. Currently, the designer is reviewing documents and in the process of renewing endorsements and permits to re-auction the project. Energy Audit • The RFP for the energy audit and physical needs assessment was canceled by the Procurement and Contracting Department because the cost of the submitted proposals exceeded the budget. • A new RFP for the Energy Audit is being planned with a revised budget. Comprehensive Rehabilitation of the Photovoltaic System with Backup Batteries • Puerta de Tierra II (RQ 5902 and AMP 005010060P) ○ Cost: \$680,000 (Based on 2022 Estimate: \$459,146 + \$100,000 New Battery Banks + \$50,000 Inflation Cost + \$70,854 Private Consultant and Inspection) ○ Project Auctioned, Awarded, in the Design and Construction phase, and in the Net Metering Program (LUMA) phase
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- **El Coquí (RQ 5210 and AMP 005003023P)**

- Cost: \$160,000 (\$140,000 + \$20,000 Private Consultant and Inspection)
- Project 95% complete installation, in process of Net Metering Program (LUMA).

Structural Assessments for Housing Projects

- **Scope of Work:** A structural assessment is needed to begin analyzing several public housing projects to determine the potential vulnerability of these structures to future seismic events in Puerto Rico. In this phase, we will work with public housing projects that were occupied in or before 1970. The structural assessment consists of conducting the necessary visual evaluation of the buildings' structural systems (including footings), reviewing available plans and specifications, performing preliminary non-destructive and destructive tests on the concrete and reinforcing steel, and using this information to assess the structural integrity of existing buildings to withstand a seismic event. We will also determine if structural retrofitting is necessary to prevent collapse in the event of a major earthquake.
- **Timeline:** We propose contracting through the various managing agencies responsible for these projects. Taking into account the contracting processes, the workload of the managing agents, and the shortage of technical personnel to perform this work, we estimate that it can be completed within 36 months once the services are contracted.
- **Cost:** Considering that we have 153 AVP projects that were occupied in or before 1970 and that the estimated cost for these studies is \$45,000, we would need to budget a total of \$6,885,000.
- **Development of a Guide for Structural Studies** – It is necessary to contract a structural engineering firm to develop a guide for structural studies in accordance with applicable structural codes and regulations to provide the managing agents of public housing projects with a basis for requesting the corresponding study for each project. The estimated cost

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B3	for this guide is \$77,537.60. The documents have been prepared, and the funds and service contract have been requested. The three proposals received were quite different from each other, and the scope of work presented varied from the scope of work requested. Therefore, the Procurement and Contracting Department was asked to coordinate a meeting with the bidders to clarify the scope of work requested. This is pending. PROJECTS FOR DEMOLITION: • Villa Monserrate (RQ 5154 and AMP 005004002P) – Total demolition: The bidding process for the demolition work was delayed due to additional environmental requirements. These requirements have excessively high costs. Therefore, the AVP decided to negotiate a development proposal for a mixed-financing project that includes demolition. The AVP contracted architectural and engineering services to update the demolition cost estimate, and the estimate was subsequently updated. The project was included in the 2025–2029 Five-Year Plan, with the demolition design updated for 2025 and the project demolition scheduled for 2026. We are in the process of preparing the documents to request funding and contracting architectural and engineering services to review the design and obtain endorsements and permits. • Los Cedros (RQ 5106 and AMP 005005028P) – Total Demolition: Project halted. Contractor declared in default. • Villas del Cafetal (Yauco Housing) (RQ 5191 and AMP 005009036P) – Demolition of Building 8 (9 units): The AVP 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 design services for the demolition due to damage caused by seismic events, including preparing and submitting a demolition request to the Special Request Center (SAC). Environmental assessment documents were submitted to the Bureau of Technical and Environmental Affairs (NATA) for review.
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- **Brisas del Mar (RQ- 5045 and AMP 005006029P)** – Removed from Total Demolition – The United States Army Corps of Engineers will be making improvements in the Municipality of Salinas that will eliminate the flooding problems in the town, which affect the project.
- **Diego Zalduondo (RQ 3055 and AMP 005005023P)** – Total Demolition – Project in the process of preparing and submitting the demolition application to HUD for approval.
- **Mattei II- DEMO (RQ 5246 and AMP 005009007P)** – Total Demolition – Project pending preparation of documents to contract architectural and engineering services to assess physical conditions and design the demolition.

DEMOLITION / CONSTRUCTION PROJECTS:

- **Luis Lloréns Torres (RQ 7008 and AMP 005010008P)** Modernization of Commercial Lot A – Commercial building on lot A: The AVP is considering rehabilitation of this building due to “SHPO” requirements. It was determined to create a new contract for the modernization of the building, instead of demolition and new construction. A proposal was requested from the contracting office. Following the corresponding evaluation and negotiation of the submitted proposal, the design contract was ultimately recommended to the Procurement and Contracting Area.
- **Bella Vista (RQ 3101 and AMP 005002005P)**, including the demolition and new construction of Building 2 – The design has been completed in accordance with the 2018 Puerto Rico Building Code, and the construction permit has been obtained. The auction was canceled because the sole bidder submitted a proposal significantly exceeding the estimated cost and the 2023 TDC limits. The 2024 TDC limits have not increased. The 2025 TDC limits have not been published. Current costs for other projects submitted for auction are significantly exceeding the TDC limits. Re-evaluation for re-auction is pending.
- **Villas del Cafetal (Yauco Housing) (RQ 5191 and AMP 005009036P)** – New Construction of Building No. 8 (Units 52 to 60). The AVP requested the

B3	Managing Agent to initiate the contracting process for architectural/engineering services for the construction of the new Building No. 8. The evaluation includes a request for funding to cover the design phase, endorsements/permits, and supervision during the construction phase. Funding for the new construction will be requested after the design of the new building is completed. The following projects will be rehabilitated due to earthquake damage: a. Luis Muñoz Rivera – RQ3084 and AMP 005009003P (200 units) ○ Buildings 17, 18, 19, and 20 (48 units) (Phase I) • 100% complete and occupied. ○ Buildings 3, 4, 5, 6, 7, 8, and 10 (52 units) (Phase 2) • 100% complete and occupied. ○ Buildings 1, 2, 9, 11, 12, 13, 14, 15, and 16 (Phase 3 of 100 units) • The project began on May 27, 2025. The project is 68% complete, with an estimated completion date of November 17, 2026. b. Santa Catalina – RQ5028 and AMP 005009035P (18 units) ○ Funding certification is pending for the design and supervision work to begin on the repairs of the 18 housing units affected by the 2020 earthquakes. c. Jardines de Guánica – RQ5183 and AMP 005009004P (14 units) ○ Funds certified on December 3, 2021, for: • Repair work: \$466,447.46 • Design/Supervision: \$84,420.00 • Inspection: \$145,000.00 Additional funds are pending certification to conduct a second bidding process for repair work on the affected units. d. José Tormos Diego – RQ5163 and AMP 005009027P (29 Vacant Units) ○ Funds were requested for the seismic reinforcement design. Negotiations with designers pre-selected by AVP were unsuccessful.
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B3	Funds were requested to hire a designer. Funding certification is pending. e. Silver Valley (50 Vacant Units), Cooper View (1 Vacant Unit), and Golden View (19 Vacant Units) – RQ5260, 5259, and 5258 – AMP 005009030P (Total of 70 Vacant Units) ○ Silver Valley – Construction plans, permits, and auction documents completed. Funds for construction were requested. Funding certification for construction is pending. ○ Cooper View – Construction plans, permits, and auction documents completed. Funds for construction were requested. Pending receipt of construction funding certification. ○ Golden View – Construction plans, permits, and auction documents completed. Construction funding requested. Pending receipt of construction funding certification. f. Villas del Cafetal (Yauco Housing), RQ 5191 and AMP 005009036P – Building 5 – 9 units ○ Awaiting funding certification to proceed with the auction for repair work on Building 5 (units 30 to 39). g. Arístides Chavier (RQ-1014 and AMP 005009017P) – Building 26, Unit 214. ○ Damage is to the balcony of this unit, and for safety reasons, units 212 (first floor) and 216 (third floor) are also vacant. Awaiting funding certification. MODERNIZATION PROJECTS • Bernardino Villanueva (RQ 5024 and AMP 005001007P) – Comprehensive Modernization: Project in the construction phase (Phase I – 132 units and Administration, Maintenance, and Community Services Buildings). It began on April 5, 2021. Project in progress (64.83%). • Brisas del Turabo II – (RQ 5019 and AMP 005004007P) – Comprehensive Modernization of 122 units – The modernization project began in May 2024 (20.50% progress).
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B3	• Agustín Stahl Phase II (RQ 3100 and AMP 005001007P) – Comprehensive Modernization of 88 units: Third auction awarded, pending reopening of the building permit and signing of the construction contract. Awaiting completion of Phase I relocation (44 units). • Alturas de Cupey Phase II (RQ 5034 and AMP 005010032P) – Comprehensive Modernization of 152 units: Project commenced on January 13, 2025 (5% complete). • Bella Vista (RQ 3101 and AMP 005002005P) – Comprehensive Modernization, including demolition and new construction of Building 2: Design completed in accordance with the 2018 Puerto Rico Building Code and construction permit obtained. The auction was canceled because the sole bidder submitted a proposal significantly exceeding the estimated cost and the 2023 TDC limits. The 2024 TDC limits were not increased. The 2025 TDC limits have not been published. The current costs of other projects submitted in the auction are well above the TDC limits. Re-evaluation for re-auction is pending. • Rafael Hernández (Kennedy) – Phase III (B) (RQ 4011 and AMP 005008016P) – New Construction of Buildings for Administration, Maintenance, and Community Facilities and Demolition of Building 22 – The final phase of construction documents has been completed. The auction was held, but no one submitted a proposal. A second auction was held, and only one bidder submitted a bid well above the estimated amount, so it was canceled. A third auction of the project was requested. The Procurement and Contracting Office prepared the auction documents and published the announcement. The auction and award process is pending. • Cuesta Vieja (RQ 5149 and AMP 005008016P) – Comprehensive Modernization – The project is in the Auction Documents, Contract, and Construction phase, pending final review before requesting auction documents. Consideration is being given to auctioning the entire project (Phase I and Phase II).
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B3	• El Taíno (RQ-5202 and AMP 005006032P) – Comprehensive Modernization – Project in the bidding and award stage. Pending preparation of the final bidding documents and publication of the announcement by the Procurement and Contracting Area. • Rafael Torrech (RQ-5003 and AMP 005003003P) – Modernization, including structural reinforcement – Project in the bidding documents, contract, and construction phase. • Los Laureles (RQ-5168 and AMP 005003012P) – Comprehensive Modernization – Project in the bidding documents, contract, and construction phase. • Luis Lloréns Torres (RQ 7008 and AMP 005010008P) Modernization of Commercial Lot A – Commercial building on plot A: The AVP is considering the rehabilitation of this building due to “SHPO” requirements. It was decided to create a new contract for the building's modernization, instead of demolition and new construction. A proposal was requested from the contracting office. After the corresponding evaluation and negotiation of the submitted proposal, it was ultimately recommended that the design be contracted out to the Procurement and Contracting Area. • Agustín Ruíz Miranda (RQ 5054 and AMP5001005P) – Project halted because the market construction cost exceeds the TDC 2024 limits (Total Development Cost). A rehabilitation project is being considered to implement the necessary improvements, with a scope smaller than that of a comprehensive modernization. • Monte Isleño (RQ 5054 and AMP 005001005P) – Project halted because the market construction cost exceeds the TDC 2024 limits (Total Development Cost). A rehabilitation project is being considered to implement the necessary improvements, with a scope smaller than that of a comprehensive modernization. • Dr. Víctor Berríos (RQ-3028 and AMP 005007010P) – Project halted because the market construction cost exceeds the TDC 2024 limits (Total Development Cost). A rehabilitation project is being considered to
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B3	implement necessary improvements to the project with a scope smaller than that of comprehensive modernization. • Tomás Sorolla (RQ 3059 and AMP005006024P) - Project halted because the market construction cost exceeds the TDC 2024 (Total Development Cost) limits. A rehabilitation project is being considered to implement necessary improvements to the project with a scope smaller than that of comprehensive modernization. • Santa Rosa (RQ 3065 and AMP 005001017P) - Project halted because the market construction cost for a comprehensive modernization exceeds the TDC 2023 (Total Development Cost) and TDC 2024 limits. The design manager visited the project in February 2025 and, after inspecting and evaluating the project's condition with the project manager, confirmed that the project was in good standing. He recommended that the project should be addressed by the ordinary and extraordinary maintenance programs. • Los Laureles (RQ 5069 and AMP 005010039) - Project halted because the market construction cost exceeds the 2024 Total Development Cost (TDC) limits. A rehabilitation project is being considered to make the necessary improvements to the project with a scope smaller than that of a comprehensive modernization. • Bella Vista (RQ 3101 and AMP 005002005) - Comprehensive Modernization - The design has been completed in accordance with the 2018 Puerto Rico Building Code, and the construction permit has been obtained. The auction was canceled because the only bidder submitted a proposal well above the estimated cost and the 2023 TDC limits. The 2024 TDC limits have not increased. Current costs for other projects submitted in the auction are exceeding the TDC limits. Re-evaluation pending for re-auction. • El Taíno (RQ 5202 and AMP 005006032) - Comprehensive Modernization - Project in the bidding and award stage. Publication of the bidding announcement is pending.
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B3	• Cuesta Vieja (RQ 5149 and AMP 005001008) – Comprehensive Modernization – The project is in the bidding documents, contract, and construction phase, pending review before requesting the final documents to initiate the bidding process. NEW DEVELOPMENT: • New Development in Ciales, Ciales, PR – The Procurement and Contracts Area were asked to issue a request for proposals for a new 110-unit turnkey housing project. One proposal was received, but the process was canceled by the Procurement and Contracts Area because the proponent indicated that the proposed site did not have the capacity for the requested units. • New Development in Vieques, Vieques, PR – The Procurement and Contracts Area were asked to issue a second request for proposals for a new 50-unit turnkey housing project. The proposals were above TDC 2024. The process was canceled. PLANNING: Mixed-Financing Developments • Crisantemos II (RQ 5084) (New development – 90 units): The project is pending negotiation of a development proposal for a mixed-financing project. • Los Álamos (RQ 5056) (New Development – 338 units): The contract with the Developer was terminated by the administration due to lack of progress and failure to use funds on time. • Las Amapolas (RQ 5068) (New Development – 172 units for seniors): The project is pending negotiation of a development proposal for a mixed-financing project. • Ponce de León #55 (New Development – 222 units): The Puerto Rico Department of Housing and the Public Housing Administration signed a Master Development Agreement with PENNROSE, LLC for the
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B3	redevelopment and transformation of the Ponce de León #55 site. The project is in the final planning and design stage. • Los Cedros (RQ 5106 and AMP 005005028P) (New development – 86 units for seniors): The project is pending negotiation of a development proposal for a mixed-financing project and the demolition of the existing project. • Torres de Sabana (RQ 5103 and AMP 005005011P) (New development – 166 units): The Puerto Rico Department of Housing and the 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 final planning and design stage. • Los Peña (RQ 5149 and AMP 005010049P) (New development – 144 units): The project is pending negotiation of a development proposal for a mixed-financing project. • Villa Monserrate (RQ 5154 and AMP 005004002P) (Demolition and New Development – 72 units): The project is pending negotiation of a development proposal for a mixed-financing project. Demolition Projects • Alturas de Ciales and Dos Rios (RQ005200 & RQ005119 and AMP 005002013P & AMP 005002012P) – Total Demolition (FEMA FUNDS): Fund certification pending to request auction. • Los Peña (RQ 5159 and AMP 005010049P) – Total Demolition – Project awarded, pending signing of the demolition contract with the winning bidder and establishment of a start date. • Nuestra Señora de Covadonga – Demolition 56 units (RQ 5114 and AMP 005005029P) – Project pending completion of final demolition design, including additional studies, 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
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B3	PRPHA will continue the evaluation to make improvements to the buildings affected by the earthquakes. • Brisas del Mar (RQ-5045 and AMP 005006029P) – Total Demolition Withdrawn – The United States Army Corps of Engineers will be making improvements in the Municipality of Salinas that will eliminate the flooding problems in the town, which affect the project. Modernization Projects • Jardines de Montellano (RQ 5027 and AMP 005004002P) – Building A – Conversion Project to Senior Housing – The feasibility study has been completed. Certification of Funds is pending to manage the contracting of design services for the selected alternative. • El Taíno (RQ 5202 and AMP 005006032P) – Comprehensive Modernization – Project in the bidding and award stage. Publication of the bidding announcement is pending. • Rafael Torrech (RQ 5003 and AMP 005004002P) – Modernization, including structural reinforcement – Project in the final design stage, bidding document phase, contract, and construction phase. • Los Laureles (RQ 5168 and AMP 005003012P) – Comprehensive Modernization – Project in the final design stage, bidding document phase, contract, and construction phase, pending the acquisition of endorsements and permits. • El Flamboyán (RQ 5081 and AMP 005005007P) – In the process of evaluating the MOU/schematic drawings and obtaining the corresponding environmental endorsements. Pending additional services to define the existing condition of the stormwater system in order to complete the additional hydrological and hydraulic study services. • Diego Zalduondo (RQ 3055 and AMP 005005023P) – Total Demolition – Project at the MOU and Schematic Drawings stage. Documentation for the project demolition request is pending. • Pedro J. Rosaly (RQ 1009 and AMP 005009015P) – Comprehensive Modernization – The project is in the MOU/Schematic Drawings phase
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B3	evaluation process, pending the completion of additional structural testing services and approval of a change order for foundation explorations of the interior walls of the residential buildings. • Agustín Ruiz Miranda (RQ 5054 and AMP 5001005P) – Project halted because the market construction cost exceeds the TDC 2024 (Total Development Cost) limits. A rehabilitation project is being considered to implement necessary improvements to the project with a scope smaller than that of comprehensive modernization. • Monte Isleño (RQ 5054 and AMP 005001005P) – Project halted because the market construction cost exceeds the TDC 2024 (Total Development Cost) limits. A rehabilitation project is being considered to implement necessary improvements to the project with a scope smaller than that of comprehensive modernization. • Dr. Víctor Berrios (RQ-3028 and AMP 005007010P) – Project halted because the market construction cost exceeds the TDC 2024 (Total Development Cost) limits. A rehabilitation project is being considered to implement necessary improvements to the project with a scope smaller than that of comprehensive modernization. Proposed Development for Fiscal Year 2026. Design: • José Castillo Mercado (RQ 3032 and AMP 005009032P) – Rehabilitation • Francisco Figueroa (RQ 3024 and AMP 005008001P) – Rehabilitation • El Flamboyán (RQ 5081 and AMP 005005007P) – Stormwater Management Project for Flood Control. Construction and/or Demolition: • Los Laureles (RQ 5168 and AMP 005003012) – Comprehensive Modernization • El Flamboyán (RQ 5081 and AMP 005005007P) – Stormwater Management Project for Flood Control
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B3	- Rafael Torrech (RQ 5003 and AMP 005003003P) – Modernization including Seismic Reinforcement Accessible Unit Plan (UFAS): - Construction activities for the accessibility certification of 350 partial and full units located in various public housing developments for compliance with ADA standards, as established in the AVP Voluntary Compliance Agreement. Capital Improvements / Extraordinary Maintenance - An investment of \$28.98 million in various projects. Projects Funded by FEMA Disaster Assistance Grants DR-4339 and DR-4473 - This fiscal year, we will complete the awarding of 11 projects (out of the 51 previously identified) under the first phase of the Disaster Recovery Program. These projects will impact 28 municipalities with a total budget of \$582.1 million. Construction is expected to be completed on 19 of these projects. - The bidding process for the second phase of recovery efforts will begin. This phase consists of 34 projects distributed among 22 municipalities, with an estimated implementation cost of \$55.7 million. - We also project the allocation of 110 additional projects to the design phase, distributed among 41 municipalities, with an investment of \$61.5 million (in design fees). Environmental Compliance – Lead-Based Paint (LBP) Compliance – 40 CFR 745 / 24 CFR 35 (“Lead-Based Paint Poisoning Prevention in Certain Residential Structures”) and Asbestos-Containing Materials. - Lead-Based Paint (LBP) detection studies and/or visual inspections and asbestos studies in 9,763 units – first phase of implementation.
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- Visual inspections and asbestos studies in 9,763 units • Conducting Low-Profile Potential (LBP) Risk Assessments in 1,704 housing units and/or screening children under 6 years of age for blood lead levels, as defined in federal regulations 40 CFR 745 and/or 24 CFR 35.

Energy Issues

- A pilot program for installing solar-powered security lighting in communities is planned, beginning in senior living facilities and several public housing complexes. This will provide our communities with resilience and a safe environment during power outages and reduce energy consumption on the electricity bill for common areas.

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Information Technology Area (MIS)

For 2026, the Information Technology Area plans to implement a series of network changes to improve communications and enhance the security of the applications used by the agency.

- We will continue monitoring the agency's network to prevent potential cyberattacks, both internal and external.
- We will continue preventive maintenance of the operating systems on the central office servers and computers in the central office and regional offices across all operational areas.
- We will continue providing technical support to agency employees.
- We will configure a platform to provide technical support to employees working remotely and to manage security patches.
- We will implement improvements to the Yardi Voyager application in the agency's various operational areas. • Update the online payment portal for public housing residents with new features and security improvements for residents and administrative enhancements for agency finance staff.

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- Continue developing the Technology Education Centers (CETs) to provide residents with access to current technology and foster their holistic development from early childhood to adulthood.
- Continue providing Community Internet services in common areas and strengthen communication security measures for all public housing projects.
- We will work in conjunction with the Administrative Services office on the development or acquisition of several applications:
 - Document file management
 - Document digitization
- Creation of procedure manuals with the new security policies for the network, voice and data servers, and the use of computers by users in the Information Technology Systems Area. These will be in accordance with the procedural guidelines of the Puerto Rico Office of Innovation and Technology (PRITS) and the Puerto Rico Comptroller's Office and approved by the Administrator and the Board of Governors of the AVP.
 - Implementation of the NIST Cybersecurity Framework (CSF).
 - Development of a Business Continuity and Disaster Recovery Plan.
 - Preparation of an Alternate Operations Center for the agency in case the main building is unable to operate the information systems.
- Continue seeking new technologies for the benefit of the agency and public housing residents.

Security Office

Primary Mission of the Security Area

To provide effective security services through interagency coordination and community collaboration in order to prevent and mitigate incidents of criminal activity within the projects of Puerto Rico Public Housing Administration.

As part of ongoing efforts, the following actions will be implemented:

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- Security fairs will be conducted focusing on crime prevention and community development aimed at fostering an improved quality of life and impacting the 328 projects of the Public Housing Administration.
- The number of impact operations conducted in collaboration with state and federal law enforcement agencies will be increased in high crime areas within Public Housing Administration Projects, with the purpose of reducing the sale and trafficking of control substances and firearms, thereby enhancing the safety of residents and Public Housing Administration properties.
- Strategic plan will be implemented in coordination with state and federal law enforcement agencies to identify convicted sexual offenders in the United States to monitor their illegal movement within Public Housing Administration projects and ensure compliance with establish Housing regulations.
- The number of inoperable and/or abandoned vehicles within projects areas will significantly reduce through collaborative efforts with the Property Management Division, facilitating the identification and removal of such vehicles to improve the physical appearance of the projects and increase federal inspections scores.
- Communication will be maintained with security personnel and Management Agents to address and properly channel transfer requests due to internal changes, in compliance with established transfer request procedures.
- New collaborative agreements will be established with federal law enforcement agencies such as the Buerau of Alcohol Tobbaco, Firearms and explosives (ATF), Drug Enforcement Administration (DEA), Border Patrol (BPC), Homeland Security Investigations (HSI), United States Marshalls Services (USMS). Expanding the existing collaborative agreement with the Federal Bureau of Investigation (FBI) to impact high crime areas and federal offenders within Public Housing Administration Projects.

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- Verification operations of vacant units will be conducted across all the Public Housing Administration projects in coordination with state and federal law enforcement agencies to identify illegally occupy units, usurped units or units used for criminal activities. This effort will increase the number of available vacant units for assignment to new applicants.
- Additional Security Coordinators will be hired to ensure personnel coverage across all areas and regions of the Public Housing Administration, enabling immediate response to security-related situations.
- Security and tactical equipment will be acquired for the execution of interventions within Public Housing Administration projects including body cameras among other equipment.
- Periodic meetings will be held with resident councils to address security concerns firsthand and respond promptly to situation affecting their projects.
- Participation in in-person trainings sessions in different subjects provided by federal law enforcement agencies such as the United States Marshalls Services and the Federal Bureau of Investigation.
- We will develop a new Security Office Internal Protocol and Regulation aligned with actual and current function and activities of the Security Office.
- We will start regulatory and Legal procedures analysis to obtain the classification of Law Enforcement Agent. In accordance with the laws of Puerto Rico.

Community and Resident Programs Area

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

Our Mission

B3	▶ Guarantee the offer of the necessary services to residents of public housing, aimed at improving their quality of life. ▶ Services must be framed within a comprehensive approach to strengthening the infrastructure of economic and social development. ▶ The planning of these services must respond to the needs, interests, goals, values and expectations of each public housing project. Our Function: We implement Economic Self-Sufficiency and Social Self-Sufficiency Programs, Support and Prevention Programs, which stimulate personal responsibility, economic and social self-sufficiency, a sense of solidarity, inclusion and community cooperation. We promote self-sufficiency, in collaboration with residents and 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. <u>Quality of Life Services Bureau:</u> THE LOGICAL MODEL: A NEW VISION FOR DEVELOPMENT IN PUERTO RICO'S PUBLIC HOUSING ADMINISTRATION The Logic Model is established as the implementation framework and the main measurement instrument to evidence, in a structured and objective manner, the efforts made in the provision of services aimed at meeting the needs identified in the families and communities of public housing residents. This model allows organizing and monitoring of assigned resources, the execution of programs, the establishment of collaborative agreements and strategic alliances, as well as the planning and delivery of training. For a period of one (1) year, the model will serve as a guide to document and analyze the inputs, activities, outputs, results, and impacts of the services offered, ensuring that each action is aligned with specific, measurable, achievable, realistic, and time-bound goals.
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GOAL

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

OBJECTIVE

During the 2026-2027 Annual Plan, 16 training courses on the Program and Services Guide and the redesign of the Logic Model will be offered to Resident Services coordinators and directors.

ECONOMIC SELF-SUFFICIENCY PROGRAM

B3 The Economic Self-Sufficiency Program is designed to motivate, support, train, assist, direct, or facilitate the economic independence of families and communities 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 fiscal year 2026-2027, goals were developed in each of the Bureaus of the Community and Resident Programs Area. We work consistently on new strategies and activities to promote, serve, and deliver services to meet the needs and interests of the families served.

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

The Community Programs and Resident Services Area were working during the fiscal years 2024-2025 and 2025-2026 on the revision of the Guide for the Assembly of Files and the Implementation Plan of the Self-Sufficiency Programs. These instruments validate the work that is carried out in the projects in relation to the programs and services. For the 2026-2027 fiscal year, new changes will be introduced to both the Assembly Guide and the forms documenting the services offered to families and communities by The Management Agents.

Projections for Fiscal Year 2026-2027:

B3	• For the fiscal year 2026-2027, a total of 26,000 residents is projected to participate in the Economic Self-Sufficiency Program. • One hundred percent (100%) of the newly admitted families will be oriented about the programs. A total of 350 economic self-sufficiency service fairs will be held for 4,000 participants and one hundred percent (100%) of the residents who request services will be attended, with the support of the Management Agents. Educational Component • By 2026-2027, it is projected that 250 residents will graduate from high school and that 300 residents will continue or begin their higher education. Training Component • By 2026-2027, it is planned to offer 500 training courses to 850 residents. Employment Component • For the fiscal year 2026-2027, it is projected that 320 residents will be located in different jobs and that 9,500 residents will receive technical assistance and training related to the labor market. Section 3 Component • For the fiscal year 2026-2027, it is projected that 650 residents will be recruited into jobs, that 2,250 residents will participate in different training courses and 400 service contracts will be granted to resident entrepreneurs. Business Development Component Resident Businesses • A total of 200 companies are projected to be created and developed. • We currently have 180 resident businesses.
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Projections 2026-2027

- Increase companies by 10%.
- To offer innovative advice and training that includes trends and technological tools to make the product profitable and our entrepreneurs are suitable for the demands of the market.
- Business Development Guide Guidance (Amended July 2025)

Homeownership Component

By 2026-2027, it is planned to offer 300 workshops, 600 orientations and 200 assistance and support sessions, aimed at promoting the purchase and sale of 34 households.

B3 Section 3 HUD Annual Report

The Fair Housing and Equal Opportunity Act of 1968: New Regulation 24 CFR Part 75.

On September 29, 2020, the New Section 3 Regulation in 24 CFR Part 75 went into effect. According to the new instructions sent by HUD under November 18, 2025 Notice (Notice PIH 2025-29/FPM-01-2025), the new Portal Section 3 Reporting System (S3R) will be available beginning January 1, 2026. The AVP Section 3 Report will be submitted on or before August 29, 2026. The report will cover the Fiscal Year from July 1, 2025, to June 30, 2026.

In 2026, training will be offered to all AVP contractors about the Section 3 and the process of filing the Annual Report.

Fiscal Year 2026-2027 Projections

- Submit the Section 3 Annual Report under the New Regulations.
- Trainings and technical assistance will continue to be provided to contractors, AVP employees, and public housing residents.

SOCIAL SELF-SUFFICIENCY PROGRAM

The Programs are established and implemented in accordance with the data collected in the Consolidated Profile and Identification of Interests of Families

B3	and Community. They are justified and established, considering consideration all the social aspects of the community that affect the improvement of the quality of life of the residents. They must be aimed at serving all populations. Through the Program and the services, it contains, it is possible to increase the capacity to serve a greater number of families and communities each year to promote a better quality of life. This program includes the following components: • Fine Arts • Environmental Conservation • Educational • Sports • Technological Educational Centers • Elderly Adults (Housekeeper, Home Aides) For the 2026-2027 fiscal year, a total of 95,000 services are projected to 20,000 families and communities participating in the Social Self-Sufficiency Program and/or Services, with the purpose of offering them the support services they need. In addition, one hundred percent (100%) of the new families will be oriented on the established programs. Home Aides Component Through this Component, it is intended to serve the elderly and people with functional diversity. In each of the phases involved in the contracting and training of these resources, the extension of the services by geographical area is contemplated. The intention is to be able to impact one of the most vulnerable populations in our communities and cover all regions of the Island. The placement of the resources is carried out through the 16 Administrative Agents and the Municipality of Camuy, which serves as Administrator of the Manuel Román Adames Public Housing Project. We currently have one hundred and sixty-three (163) Household Assistants with two hundred and eighty-nine (289) beneficiaries
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B3	Projections for Fiscal Year 2026–2027: • Train and certify 300 residents to serve as Household Assistance under Section 3. • To expand the service to more public housing communities by understanding the needs in-home assistance in the country for the elderly and people with functional diversity. Professional Services In order to offer residents varied programs and workshops for the strengthening of families, community leaders and residents in general, the Community Programs and Resident Services Area have under professional services contracts the following organizations during this fiscal year 2025–2026. Olympic Performance LLC: One of their responsibilities is to inspect the physical condition of the different sports facilities in each residential complex, with the purpose of making them suitable for use. To promote that each Management Agent has a sports coordinator and recreational leaders serving the population. These personnel will receive training relevant to their functions with their respective certificates. It organizes initiatives at island level in different disciplines. In basketball, they has achieved five (5) editions of the "Hoops of Hope" Tournament (for young men from 16 to 26 years old), three (3) editions of the San Juan Hoops 3x3" Tournament (for young men from 15 to 16 years old, 17 to 18 years old and 19 open); in women's volleyball, three (3) editions of the "<i>Volleyball Empowering Women</i>" Tournament (for young women from 15 to 25 years old) and the first edition of the "<i>Men's Volleyball Championship</i>" (for young men and adults from 16 years to open). They have designed, developed and implemented initiatives such as: "<i>100 x 35 Volleyball Tour</i>" and "<i>Impacting your Residence</i>" to provide volleyball and other sports clinics in all public housing projects. Luis Zayas Martínez, LCSW, Ed. D.(c) He works as a consultant on social work matters performing a series of key tasks to strengthen programs and services for the Community Programs and Resident Services Area of the Puerto Rico Public Housing Administration.
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B3	Its main functions are to standardize the services and tasks of social workers under law number (171 of May 1, 1940) that regulates the Professional Practice of Social Workers in Puerto Rico and the Code of Professional Ethics of Social Workers (2017). He collaborates in meetings for the revision of the Economic and Social Self-Sufficiency Programmatic and Services Guide. He contributed to the redesign of the application of the Logic Model and the instruments for the provision of services in the projects. He also collaborated in the review of the objectives and strategies of the Implementation Plans to turn them into the Program Evaluation Instrument under the Logic Model. The commitment of the PRPHA and those who have the right to represent the agency in professional practices such as social work, is to ensure the defense of human rights, the social justice of the residents of public housing projects, and that the services they receive are of the highest quality. Andrés Waldemar Volmar Méndez • He offers Animation and Advisory services at mass events. Rafael Tejera O’Farrill • Fine Arts Coordinator of the Street Sound Initiative, manages and produces community activities for public housing residents. Brenda Hernández Santiago • Director of <i>"Fast Pass Promotion"</i>, she provides Advertising and Artistic Representation Services. Municipality of Coamo <i>"Educating for the Future" Proposal.</i> Educational services for 80 residents of the 3 public housing projects in Coamo. Support services are offered with assignments in all subjects and tutoring in the core subjects; Spanish, English and Mathematics. Participants receive educational talks, and integration activities are provided in dance, theater, fine arts and sports. Creativity is stimulated and activities are carried out where the residents expose their talents and skills. Participate in
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awareness-raising activities in various situations and conditions that affect or could affect the community.

INTERAGENCY AGREEMENTS

Head Start and Early Head Start Programs

Within the public residential projects there are 88 "Head Start and Early Head Start" centers. Families with children benefit from them through services that promote cognitive, social and emotional development, while working with their needs. Currently, Collaborative Agreements have been signed with seven (7) municipalities to manage thirty-seven (37) centers and four (4) private institutions to manage twenty-two (22) centers. We have 9 Early Head Start centers that provide services to the population of infants up to 5 years of age.

The PRPHA continues to promote the integration of municipalities and private institutions to create Collaborative Agreements to bring these services to all public housing projects.

University of Puerto Rico Medical Sciences Campus

For thirty (30) years, the Puerto Rico Public Housing Administration has renewed its contractual agreement with the University of Puerto Rico (Medical Sciences Faculty). This agreement allows for the establishment of the Comprehensive Health Prevention and Maintenance Center known as MAP Nursing Center. This joint effort aims to promote primary care, reduce risk factors, and education and research in the area of comprehensive health. It serves as a practice center for the campus' graduate and undergraduate students.

It is located on the grounds of the Manuel A. Pérez 3-105 Public Housing Project and serves the residents, family and community of the three (3) public housing Manuel A. Pérez projects.

ORGANIZATION AND TRAINING BUREAU (NOA (BY ITS SPANISH ACRONYM))

B3	The Organization and Training Bureau (NOA) are the division in charge of creating, organizing and strengthening the functioning of the Resident Councils, ensuring compliance with the applicable regulations and promoting the participation of the communities. LEGAL BASIS AND FEDERAL COMPLIANCE This Annual Plan is developed in accordance with <i>the Code of Federal Regulations, 24 CFR Part 964 – Tenant Participation and Tenant Opportunities in Public Housing</i> and applicable HUD provisions and policies. FUNCTIONS OF THE ORGANIZATION AND TRAINING BUREAU • Provide technical assistance and training to the Resident Councils and the staff of the Managing Agents. • To promote the creation, organization and effective functioning of the Resident Councils. • Certify, coordinate, evaluate and offer continuous monitoring to the Resident Councils. • Evaluate and certify the election processes in accordance with the current regulations, both federal and state. • Review of compliance according to the reports required by the Bureau. RESULTS FOR FISCAL YEAR 2025 – 2026 • 137 Active Resident Councils.
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B3	Monthly senior management meetings with residents, board members and company staff. ○ Fulfillment of duties and responsibilities. ○ Regulatory amendments and changes according to the CFR. ○ Rules of Procedure of the Community ○ Monthly and monitoring reports. • Documented monthly technical assistance. • Community events with active collaboration of the Councils. • The Regulation for the Creation, Organization and Operation of Resident Councils (2009) is in draft. • Review of all forms tempered with the changes provided and compliance projections. PROJECTIONS AND GOALS FOR FISCAL YEAR 2026 – 2027 • Organization of 30 additional resident councils. • Monitoring of 30% of active files. • Technical assistance and evaluations in communities without advice. Continuous evaluation of monthly reports and review of achievements after amendments made to the forms. Approval of the new Regulation for the Organization and Training Bureau (NOA) with their respective amendments. Offer training on election processes and responsibilities: ○ Topics: Financial matters, regulations, work plans, compliance. Monitoring of election processes in accordance with the Regulations and compliance with the CFR.
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Service Proposals ("RFP-23/24/03")

Introduction:

The Puerto Rico Public Housing Administration (PRPHA), pursuant to "RFP-23-24-03" has identified the need to continue and strengthen the contracting of entities that provide specialized services aimed at Bonafide residents of public housing projects.

The purpose of our work plan is to detail the actions, goals and strategies that will allow the fulfillment of the mission of social transformation, provide social and economic self-sufficiency to improve the quality of life of the communities served.

The proposals with current contracts are:

- Boys & Girls Clubs of Puerto Rico, Inc.
- Sor Isolina Ferré Centers, Inc.
- Comprehensive Human Services Corporation
- Create, Inc.
- E & F Development, Inc.
- Families Capaces, Inc.
- Forjando un Nuevo Comienzo, Corp.
- Institute of Puerto Rican Entrepreneurship and Entrepreneurship
- Job Connection Center, Inc.
- Ortiz, Lord, Hope & Associates, Inc.
- Professional Consulting Psychoeducational Services
- Vanguard Asset Management Group, Inc.

General Objective:

Guarantee the efficient, fiscally, responsible, and high-quality provision of educational, social, recreational, and community support services, ensuring compliance with the programmatic goals established by the PRPHA and applicable state and federal regulations.

B3

B3	Target Population: Children, pre-teens, teens, youth, adults (families) and seniors (seniors) Bonafide residents of public housing projects. General Services: Education and prevention, recreational, sports, artistic and cultural activities, social events, management of psychologists, training and economic self-sufficiency; summer camps, family support workshops. Specific Objectives: 1. Achieve at least 90% of the goals established in all programs and components. 2. To impact and train eighty thousand (80,000) Bonafide residents of public housing projects of all ages through various programs and services. 3. Strengthen the processes of monitoring, visits, and fiscal audits to ensure the proper functioning of the services. 4. Continuously evaluate the performance of contracted service providers. Continuity of services: The PRPHA determined to extend the contracts until March 31, 2026, in accordance with the allocation of funds recommended by the Federal Government, while the processes of evaluation, negotiation and approval of new bidders under the auction "RFP-AVP-25-26-02" are completed. Regulatory Compliance: All actions will be carried out in accordance with the applicable laws, and the PRPHA and Federal Government regulations. <u>Property Acquisition and Sale Bureau</u> Results for fiscal year 2024-2025:
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- 23 housing units were disposed of through sale, which generated an income of \$839,553.00 dollars. The average sale price was \$35,000.00. The tables below, corresponding to the Section 5h, Section 32 and Turnkey III Programs, show the remainder of the units for sale per project until December 31, 2025. Also, sales planned for Fiscal Year 2025-2026.

Home Ownership Sales Program
Section 5H

PROJECT	PROJECT NUMBER	MUNICIPALITY	UNITS FOR SALE	PLANNED SALES
Alturas de Cibuco	RQ005182	Corozal	12	1
Villa de los Santos I	RQ005199	Arecibo	8	1
Villa de los Santos II	RQ005175	Arecibo	5	1
Las Delicias	RQ005160	Ponce	0	1
Alturas de Vega Baja	RQ005190	Vega Baja	10	2
Cidra Housing	RQ005249	Cidra	3	1
Antigua Vía	RQ005192	San Juan	5	1
Campo Verde	RQ005240	Bayamón	6	1
Reparto Valencia	RQ005215A	Bayamón	3	0
Villa Evangelina IV	RQ005147	Manatí	5	1
Villa Evangelina II*	RQ005121	Manatí	1*	0
TOTALS			58	10

*Abandoned unit

Home Ownership Sales Program
Section 32

PROJECT	PROJECT NUMBER	MUNICIPALITY	UNITS FOR SALE	PLANNED SALES
Caguax	RQ005051	Caguas	3	0
Extensión La Granja	RQ005256	Caguas	2	0
Alturas de Montellano	RQ005201	Cayey	7	2
Villa Navarro	RQ005126	Maunabo	28	4
Canas Housing	RQ005248	Ponce	12	4

Estancias de Santa Isabel	RQ005255	Santa Isabel	6	1
Extensión Santa Elena	RQ005109	Yabucoa	17	4
Reparto Horizonte*	RQ005235	Yabucoa	28	5
TOTALS			103	20

* Reparto Horizonte has a legal situation waiting to be resolved

Rent-to-own program

TURNKEY III Projects

PROJECT	PROJECT NUMBER	MUNICIPALITY	UNITS FOR SALE	PLANNED SALES
Ramírez de Arellano	RQ005053	Mayagüez	14	4
Jardines de Quintana	RQ005030	San Juan	2	0
TOTALS			16	4

Projections for Fiscal Year 2025–2026:

- 34 housing units are available for sale.
- Until December 2025, 14 sales closures were achieved.
- Total sales projected in FY 2025–2026 = 34 units
- Revenue calculated for Fiscal Year 2025–2026:

Section 5H	\$350,000.00
Section 32	\$700,000.00
Turnkey III	\$80,000.00
TOTAL	\$1,130,000.00

Estimated Housing Unit Sales Projection for Fiscal Year 2026–2027:

- The Homeownership Sales Program projected for FY 2026–2027; an average of 34 housing units sold for our public housing residents.
- Revenue equal to or close to the current fiscal year is projected for fiscal year 2026–2027 based on an average price per unit sold of \$35,000.00.

- The Property Acquisitions and Sales Bureau (PASB) attend to another very important process for the owners of the properties acquired with the support and assistance of the Puerto Rico Public Housing Administration; the elimination of the restrictive conditions of non-sale or transfer until 10 years since the purchase, established in the original deed. Personnel of the PASB will track this term and proceed with the documentation required in each case, then, they are summoned for the signature of the endorsement by the parties, lawyers and the Administrator of the PRPHA.

Technological Educational Centers (TEC)

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

MISSION

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

SERVICES

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

ACHIEVEMENTS

Fifty-three (53) TEC have been established in the fiscal year 2025-2026.

Projections for the next Fiscal Year, 2026-2027:

- Remodeling and the inauguration of 12 additional Technological Educational Centers: painting works, change of signage and equipment for the education of our young people.
- Continue to update the facilities that currently operate as "Learning Centers" and/or Digital Libraries to convert them into Technological Educational Centers (TEC).
- Creating new TEC for all communities to enjoy the experience of access to knowledge.
- Continue to work with the Management Agents to create new TEC in communities that do not have these services.
- Offer technical assistance to the Management Agents for the maintenance of all existing equipment.

The "Traveling the World Project"

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

The total investment of Technological Educational Centers between Fiscal Years 2017-2018 to 2025-2026 is \$4,462,584.44.

Housing Choice Voucher Program (Section 8)

Mission:

The AVP promotes affordable housing opportunities for low-income individuals and/or families experiencing homelessness. Part of the Section 8 Program's initiatives is to promote the independence of assisted families through the

Family Self-Sufficiency (FSS), Family Reunification, and Home Ownership programs.

Objectives:

- Achieve 95% or higher program occupancy.
- Award the highest number of vouchers across the nine (9) Regional Offices.
- Achieve a "High Performance" rating in the Section Eight Management Assessment Program (SEMAP) evaluation at the close of the fiscal year, ensuring efficient compliance with all key indicators, including voucher utilization rate, timeliness of HQS inspections, accuracy of eligibility and income calculations, and the implementation of effective policies and quality controls.
- • Maintain occupancy levels in the Projects (PBV), Moderate Rehabilitation, and Single Room Occupancy (SRO) programs.
- Carefully evaluate and monitor the funds allocated to the program to assess the possibility of opening the program's waiting list.
- Develop strategies to ensure that more families receiving assistance from the Section 8 Program participate in the Home Ownership Program and are able to acquire their own homes.
- Complete and maintain occupancy of the 183 vouchers allocated to the HUD-VASH Program. By using all the vouchers, the AVP would be helping to reduce the homeless veteran population in Puerto Rico.
- Maintain compliance with the Housing Quality Standard (HQS) requirements.
- Develop marketing strategies for the Projects (PBV) to increase program occupancy and provide better service to the public.
- Actively participate in Service Fairs held in the municipalities of the island to raise public awareness of the Section 8 Program.

	• Develop strategies to make services to the public more accessible and efficient, utilizing available tools such as the Online Access Electronic Identification System (IDEAL*) and the Landlord Portal. • Identify and assign human resources to work on and direct efforts toward fulfilling the mission and objectives of the Section 8 Program. • Continue providing training to Section 8 Program staff. • Implement new changes to the Housing Opportunity Act through the 2016 Modernization Act (HOTMA). • Implementation of the National Standards for Physical Inspection of Real Estate (NSPIRE). • Review and update the Section 8 Administrative Plan, ensuring compliance with current regulations and continuous improvement of operational processes. • Ensure full compliance with HUD quality control requirements to guarantee efficient, fair, and transparent administration of the Section 8 Program. • Keep the Landlord Portal available for landlords to register and list their properties within the Section 8 Program, simplifying the participation process and increasing the housing supply.
B4	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. See attached # 4
B5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☒ ☐ (b) If yes, please describe:

B5	Most Recent Audits 2023-01 – Finding: Section 8 Program Status There were no formal written procedures describing the processes and control activities specific to the eligibility compliance requirement. No questioned costs were identified. Internal control measures were not documented that would enable management to timely prevent and/or detect non-compliance with the eligibility requirement and avoid potential sanctions or restrictions on the use of funds by the federal awarding agency. There were no formal written procedures describing the processes and control activities specific to the eligibility compliance requirement. 2023-03 – Finding: Public Housing Capital Fund (CFP) Upon verifying compliance with the cash management requirement—specifically to determine whether the required timeframe elapsed between the receipt of the request for federal funds and the disbursement of those funds—it was observed that two (2) of the sixty (60) Capital Fund requests did not meet the three-day disbursement limit. In two instances, the limit was exceeded by four days. No questioned costs were identified.
C. Other Document and/or Certification Requirements.	
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☒ ☐

	(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. See Attachment # 5
C2	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 attached # 6
C3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. 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. See attached # 7
C4	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.

	(a) Did the public challenge any elements of the Plan? Y N ☐ ☒ If yes, include Challenged Elements.
C5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A ☐ ☐ ☒ (b) If yes, please describe:
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.
D.1	

Fair Housing Goal:**Describe fair housing strategies and actions to achieve the goal**

Describe fair housing strategies and actions to achieve the goal

Our strategies to achieve the goal of zero discrimination against public housing residents—based on race, color, religion, sex, national origin, familial status, or disability—include conducting training workshops for relevant staff who interact with residents.

Addressing complaints promptly, sensitively, and empathetically.

Improving public housing infrastructure by eliminating architectural barriers to ensure free access for individuals with physical disabilities.

Fair Housing Goal:**Describe fair housing strategies and actions to achieve the goal**