

GOVERNMENT OF PUERTO RICO  
STATE CONSOLIDATED ACTION PLAN FOR HOUSING AND  
COMMUNITY DEVELOPMENT PROGRAMS

**2024 ACTION PLAN**

FINAL PLAN JULY 2024



**PLAN CONSOLIDADO**



DE VIVIENDA Y DESARROLLO COMUNAL DEL  
ESTADO Y PLAN DE ACCIÓN ANUAL

GOBIERNO DE  
**PUERTO  
RICO**



## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The Consolidated Plan of the Commonwealth of Puerto Rico is the five-year housing and community development plan required by the United States Department of Housing and Urban Development (HUD) to guide the distribution of its Community Planning and Development (CPD) formula grant funds. In 2020, the Government of Puerto Rico submitted the plan for the period of 2020-2024. This Annual Action Plan is the official application for the PY 2024 state grants, for the following programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Emergency Solutions Grant (ESG)
- Housing Trust Fund (HTF)

The activities to be undertaken as part of the Action Plan and the Five-Year Consolidated Plan are focused on achieving the following objectives:

- to increase the availability, accessibility, and affordability of decent housing,
- the creation of suitable living environments, and
- the promotion of economic opportunity for low- and moderate-income individuals.

The lead agency of the PY 2024 Annual Action Plan is the Puerto Rico Department of Housing (PRDOH). This agency coordinates all efforts toward the development of the housing and community development strategies that the PR-State government included on its five-year Consolidated Plan and executes annually, as established in its action plan. In addition, the PRDOH is responsible for the administration of the PR-State CDBG Program allocation. In this effort, the Department of Housing works in conjunction with three (3) State agencies, that are responsible for acting as HUD grantees and administrators for the other Community Planning and Development Programs (ESG, HOME, HOPWA and HTF). These agencies are the Puerto Rico Housing Finance Authority (PRHFA) for the HOME and HTF Programs, the Department of Family for the ESG Program and the Department of Health for the HOPWA Program. In the case of the HOPWA Program, the PR Health Department is the grantee, and the Municipality of San Juan acts as the program administrator in accordance with a collaborative agreement signed between the parties back in year 2010.

The plan includes a series of guiding principles that will lead the vision of the State public policy and that are based on the needs identified as part of the consolidated planning processes and the Government of Puerto Rico public policies on housing and community development. The action plan also includes

information on needs, available resources and goals related to disaster recovery allocations, CDGR DR 2017 & CDBG MIT.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The strategic approach and actions to be undertaken by the responsible Commonwealth Agencies can be summarized into three main areas and related activities following the basic goals of Title I of the Housing and Community Development Act of 1974:

### **Provide Decent Housing**

- Provide street outreach, supportive services and emergency shelter
- Provide homeless prevention and rapid rehousing assistance
- Provide housing assistance and supportive services to HIV population
- Support homeownership by providing down payment and closing cost assistance
- Address the need of substandard housing by supporting rehabilitation of rental housing
- Increase the supply or preserve affordable rental housing by supporting rehabilitation and production of housing, prioritizing special needs projects
- Increase the supply of affordable housing by supporting the participation of CHDOs
- Promote the development of special needs projects, which are those that provide supportive service.
- Address the need of substandard housing by supporting construction of rental housing

### **Create a Suitable Living Environment**

- Improve the quality of special needs populations, in particular the elderly, by supporting homecare services.
- Provide support services for youth, victims of domestic violence, and employment counseling.
- Improve safety and livability of neighborhoods by investing in public facilities, infrastructure and urban renewal.
- Set aside funds for emergency relief.

### **Expand Economic Opportunity**

- Promote the development of microenterprises.
- Invest in public facilities that support business development.
- Create and retain jobs to low- and moderate-income persons.

In terms of CDBG-DR 2017 and CDBG-MIT, During the Strategic Planning Period 2020-2024, the PRDOH will continue revitalizing downtown areas through the City Revitalization Program, providing assistance to homeowners to repair or rebuild their homes, and increasing homeownership rates through the Homebuyer Assistance Program. PRDOH will also continue to promote economic development opportunities by providing assistance to Small Businesses under the Small Business Financing Program. Through the CDBG-MIT funds the PRDOH will continue installing solar panels in households to promote energy efficiency and stability. As well, launched programs will begin long-term planning and risk mitigation activities.

The specific goals and other summary information are presented in the following table.

The goal of the Housing Trust Fund is to provide decent affordable housing to low-income and very low-income households and individuals.

The specific goals and other summary information for the PY 2024 is presented in the following table (go to Appendix for table).

### Goals

The rationale of the Goals, and activities of the plan was based on the results of the needs assessment, which in general, found the following:

- On March 18, 2024, the Puerto Rico Planning Board (PRPB) released the 2023 Statistical Appendix to the Governor. According to the PRPB, real Gross National Product (GNP) growth was 3.9% in fiscal 2022 and 0.6% in 2023.[1]
- The influx of \$16 billion in business and income support initiatives under the 2021 CARES Act and the gradual disbursement of federal reconstruction funding for public assistance projects contributed to an economic recovery of, on average, 4.6% between 2021 and 2023. However, most of this growth remained supported by the strong pent-up demand generated during the pandemic.
- Puerto Rico remains a well-diversified economy, as the PRPB's updated Gross Domestic Product (GDP) figures show. Manufacturing remains the main engine of economic activity, representing 45.6% of GDP, followed by Real Estate and Rent (16.1%), and Service (13.3%). The expansion in the service sector's GDP has become an important driver of employment growth in recent years, particularly in Accommodation and Food Services, and in Professional, Scientific and Technical Services.
- The public sector's share of GDP has fallen from 8.2% in 2011 to 4.7% in 2023, consistent with the consolidation process implemented by previous administrations to stabilize their fiscal situation. There has been material progress in the debt restructuring process, with only Puerto Rico Electric Power Authority's (PREPA) restructuring process still pending.

- Moreover, full compliance with Section 209 of PROMESA (i.e., getting adequate access to capital markets, implementing for four consecutive years a modified accrual accounting system in the development of budgets, and complying with balance budgets) is pending.

## **Performance of the economy 1**

In terms of the recent performance of the economy, recent figures show that:

1. The unemployment rate has been at historical lows, i.e., 5.8% in April 2024 compared to 6.1% in the same period last year, while the labor force participation rate has reached 43.9%, influenced by the reentry of individuals into the labor force.
2. Nonfarm employment rose by 19,800 annually to 959,700 in April 2024, exceeding the 2006 to 2019 average of 935,558. However, monthly trends show that job creation is slowing. Still, persistent inflation, the implementation of the earned income tax credit, the expansion in the number of small and medium businesses, and perceived employment opportunities continue influencing the labor supply.
3. The inflation rate has fallen from 7.2% in June 2022 to 2.5% in April 2024 but exceeds the 1.8% average during 1985-2019. However, prices of food and services remain elevated, making it difficult for consumers to make ends meet.
4. Some internal factors may contribute to short-term price stickiness. These include increasing monthly fees for industrial, commercial, and residential electric bills, rising highway toll fees, growing import costs, and a higher 'state' minimum wage of \$10.50 p/h.
5. Individuals' savings growth has plateaued while debt has risen. Meanwhile, consumers' indebtedness ratio, i.e., total consumers' debt to personal disposable income declined from 68.5% in 2012 to 15.0% in 2021, rising to 47.3% in 2023, and the net worth ratio fell from 32.4% in 2021 to 26.4% in 2023.
6. The Island's economic activity is slowing. The Index of Economic Activity published by the Economic Development Bank for Puerto Rico rose 6.1% in September 2023 but saw a slowdown soon after, hitting 3.4% by December 2023 and contracting for a second straight month by -0.8% in March.
7. Housing market conditions remain under pressure as higher financing costs, housing prices, and consumers' budget constraints continue affecting affordability through 2023. The average price of housing units sold in February rose by 4.3% annually to \$193,403 in 2023 compared to \$185,454 in 2022, while housing sales declined by 436 units to 10,479 in 2022.
8. The banking industry's total loan delinquency rate in the auto loan and other consumer loan portfolios (i.e., 30-89 days past due) has increased steadily through 2023, exceeding levels prevailing in the fourth quarter of 2019.
9. Auto-repossessed units increased quarter-over-quarter by 3,295 in the first quarter of 2023, 2,943 in the second quarter, and 3,185 in the third quarter. Accumulated repossessed automobiles reached 9,423 units, closely approaching 2022 levels, yet the current level remains below the 17,727 units, on average, repossessed between 2012 and 2019.

10. Personal bankruptcies have risen substantially in the last year. Of the 4,435 filings, 68% (3,003 cases) were attributed to individuals, marking a 24% year-over-year increase compared to 2022.

## **Performance of the economy 2**

In terms of the recent performance of the economy, recent figures show that: (cont.)

1. 11. In addition to the homeless population, other groups also require support services. These groups include: persons with HIV/AIDS, persons living in poverty, the elderly population, victims of domestic violence, and people with drug addiction problems.
2. 12. Domestic violence constitutes one of the most serious and complex problems affecting Puerto Rican society. The Office of the Ombudsman for Women in Puerto Rico reported a total of 5,192 incidents of gender violence in 2022, and 2,786 domestic violence incidents, according to the Puerto Rico Police Bureau. Among the data on murders due to gender violence, 15 of the 20 cases in 2022 correspond to women. These data show an increase of five female deaths (15) in 2022 compared to 2019 (10). Similarly, these cases have also registered a continuous growth since 2019, when 11 cases were reported compared to the 20 reported in 2022.
3. 13. As of June 30, 2023, a total of 51,655 HIV/AIDS cases have been reported in the Island. Out of these cases, 31,254 persons died, representing a fatality rate of 61% Individuals living with HIV/AIDS and their families present a series of needs related to housing and complimentary services. As of December of 2022, the total number of people with an HIV diagnosis residing in Puerto Rico was 16,568. This implies that for every 100,000 inhabitants of Puerto Rico, 514 have a HIV positive diagnosis. Over one-third of the people with a positive HIV diagnosis reside in the Metropolitan Region. In 2022 only, 360 cases of HIV infection were diagnosed in adults and adolescents, a crude rate of 11.2 new HIV diagnoses by sex at birth per 100,000 inhabitants.
4. 14. Based on this information, needs of special populations include: Shelter and outreach services for homeless population, Chronic homelessness, Substance abuse, Mentally ill, and Victims Domestic Violence, Woman with Children; and prevention and rapid rehousing for persons at risk of becoming homeless.
5. 15. Puerto Rico's socioeconomic condition, particularly its demographic, labor and poverty indicators provide a baseline for determining the needs for public services. This information was complemented by a survey to municipalities, where a total of 20 municipalities participated. According to this survey the priority populations in terms of public services include low- and moderate-income persons, elderly and the homeless population, particularly homeless families and elderly. Traditionally under the CDBG program local communities can select from the whole array of eligible activities described in CDBG regulations and guidelines. Such services usually target low-income population with special needs, such as the elderly in rural communities. More recently with the availability of CDBG-CV, municipalities have been implementing a wide array of activities, including emergency payments for families (rent, mortgage and utilities).
6. 16. Non-entitlement municipalities have many infrastructure needs. Those more frequently mentioned in the survey conducted include: roads improvements, illumination of streets and

public areas and water sewage systems. In terms of public facilities, facilities for the elderly were mentioned as a top priority.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This Consolidated Annual Performance Report (CAPER) provides an overview of the progress made during PY 2022, the third year of the Puerto Rico State 2020-2024 Housing and Community Consolidated Plan. During Program Year 2022, the state undertook activities consistent with the approved strategic and annual action Plan, for the following programs: Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Housing Trust Fund (HTF), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA).

Each of these programs of the Consolidated Plan invested available resources in eligible activities to address the needs of the low- and moderate-income persons with the final goals of:

- increasing the availability, accessibility, and affordability of decent housing,
- create suitable living environments, and
- provide economic opportunities for low- and moderate-income individuals.

The following is a summary of each program performance during program year 2022:

#### **HOPWA Program**

The major initiative undertaken during this program year included:

- 1) Completed 11 monitoring Reviews;
- 2) Provided assistance to eligible families under the following programs:
  - a) Tenant Based Rental Assistance to 112 families;
  - b) Short- Term Rental, Mortgage and Utilities to 71 families;
  - c) Transitional Housing to 96 families and;
  - d) Supportive Services to 657 participants.

As per the service activities undertaken in PY 2023, the HOPWA sub-recipients provided short-term rent, mortgage and/or utility assistance payments, supportive services, Tenant-Based Rental Assistance, and other eligible activities to persons living with HIV/AIDS and their families to prevent homelessness.

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Considering the PRHFA and the MSJ expenses, the twenty-five (25) granted sub-recipients contracts expended 56.94% of the funds delegated to undertake the contracted activities by June 30, 2023. For funds allocated of previous years the sub-recipients expended 76.97%. HOPWA funds were used to support the following eligible activities:

- **Tenant-Based Rental Assistance (TBRA) Program:** This activity was undertaken by eleven (11) Municipalities. A total of \$729,297.80 was allocated to TBRA, from this total, \$33,997.80 were allocated to delivery costs and \$695,300.00 for direct housing assistance. A total of 112 families benefited from the activity and the total expenses amounted to \$394,144.50, representing 27.64% of the allocated funds and expend a 50.01% of the allocation.
- **Short-Term Rent, Mortgage, and Utilities (STRMU) Assistance Program:** According to data presented by the regional sub-recipients, a total of 71 households were assisted. From the total of assisted households, eleven (11) households received mortgage assistance payments, twenty-three (23) households received rental assistance payments, thirty-five (35) received utility assistance and two (2) households received more than one type of assistance payments. The amount allocated for this category was \$210,144.85.
- **Supportive Services Program:** Services were provided to 657 households as follow: Supportive Services provided by sub-recipients that also delivered HOPWA housing subsidy assistance, served a total of 134 households. Funds allocated for this service amounted to \$445,143.00.
  - o Supportive Services provided by sub-recipients that only provided supportive services, served a total of 657 households. The amount of funds allocated for this type of service was \$574,012.08.
- **Transitional Housing:** A total of 134 households benefitted through twelve (12) organizations funded for this purpose. The amount allocated for these services was \$839,090.00.

### **ESG Program**

During the year 2022, ESG (Emergency Solutions Grant) funds were allocated to conduct street outreach activities, provide emergency shelter, and offer rapid rehousing opportunities for individuals experiencing homelessness. Additionally, these funds supported homeless prevention activities. A significant portion of the funds was dedicated to outreach services and emergency shelter for individuals who were literally homeless. This funding allocation decision was influenced by data from the 2022 Point-in-Time (PIT) Count. The PIT Count of 2022 revealed that, of the 2,535 individuals identified on the day of the count, 78% were unsheltered. This high percentage of unsheltered individuals underscored the critical need for increased outreach and shelter services. At the time of submission of this action plan, the results of the count conducted in January 2024 are not available.

### **HOME and HTF Program**

### **HOME Program**

The HOME program allocated the funds according to the priorities identified in the Strategic Plan to address the housing needs of low- and moderate-income persons. The program addresses both homeownership and rental needs through homebuyer assistance programs, subsidies to developers of multifamily rental projects, rental assistance programs and homeownership rehabilitation for substandard housing. These approaches address housing affordability issues in Puerto Rico, where the median cost of safe and decent housing is considerably higher than the median income of residents and where a substantial amount of substandard housing is present and located in areas affected by environmental risks. As per PR-23 report, HOME Program expended the amount of \$2,858,111.83 for the activities completed during the period between 7-1-2021 thru 6-30-2022. However, HOME funds really drawn from LOCCS during the same period were \$2,206,019.15.

### **Housing Trust Fund (HTF)**

Similar to the HOME program, the Housing Trust Fund (HTF) promote an improvement in the quality of life for the people with very or extremely low-income families providing funds for the rehabilitation or new construction of multifamily rental projects, which are encountering challenges to find secure and decent housing. In the case of the HTF Program, no activities were completed during PY 2022 but HTF funds in the amount of \$2,329,175.07 were drawn from LOCCS as per IDIS reports. For HTF Program, the resources made available as of 6-30-2022 were \$5,845,640.89 composed of \$3,441,422.43(balance available to commit as of 6-30-2022) and \$2,404,218.46 (balance available for disbursement from Open Activities as of 6-30-2022).

### **CDBG program**

CDBG funds were used in accordance with the action plan and were in its majority directed to address the needs of low- and moderate-income persons (see next table). As stated in the Action Plan, and in accordance with local public policy, funds were distributed to non-entitlement municipalities on an equal basis, through a formula allocation, with the exception of the islands of Vieques and Culebra, that received 15% in additional allocation. In terms of the specific activities, the government's fiscal situation, the lack of access to capital and constrained municipal finances has all contributed to placing most CDBG efforts in housing, public service and infrastructure projects. CDBG funds were used specifically to support the following eligible activities:

- **Public facilities and improvements** - A total of 1,226,131 low and income persons received benefit of community development projects aimed to improve living conditions and infrastructure. A total of \$13,695,996.77 was disbursed for this activity.
- **Public services** – A total of 87,995 low and income persons received benefit to attend special needs population. The total disbursed for this activity was \$1,804,444.07.
- **Housing rehabilitation** – As part of strategy to provide decent housing and suitable living environment to low- and moderate-income persons, 668 were rehabilitated. The total disbursed for this activity was \$941,151.35.

For details of CDBG-DR expenditures and accomplishment reports go to: <https://cdbg-dr.pr.gov/en/reports/>

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Annual Action Plan is a process that promotes the collaboration of state, municipalities and other key stakeholders associated with housing and community development in Puerto Rico to establish a unified vision for community development activities. This strategic planning process allows citizens to participate in the development of a plan for housing and community development programs. The state's implementation of the plan, as well as the plan itself, will be evaluated based on three objectives: (1) To provide decent housing; (2) provide a suitable living environment; and (3) to expand economic opportunities.

For the preparation of the PY 2024 Annual Action Plan the PRDOH followed its citizen participation plan. The planning process efforts were guided by transparency and promoted freedom of access to the contents of the draft plan. All municipal governments and community planning and development agencies and organizations were invited to participate at the public hearings conducted and to provide comments on the proposed actions. Information was posted on the PRDOH web page and the consolidated planning agencies.

The following actions were taken as part of the Citizen Participation process:

**Mailing database:** Information about the public hearing and other aspects of the plan, was provided to municipalities and non-profit organizations through email.

**Survey to units of local government:** A web survey was conducted to gather information in the needs and potential areas of priority for the plan. The results of the survey are included as an Appendix.

**Public Hearing:** As required by the regulations the State held a public hearing during the Citizen Participation process of the PY 2024 Annual Action Plan. on the notification of the hearing (in English and Spanish) was posted in *El Vocero* newspaper on the edition for Friday, February 16, 2024. It invited the general population to participate of the Public Hearing for the CDBG, HOME, ESG, HOPWA and HTF Programs PY 2024 Annual Action Plan. In compliance with the Consolidated Plan regulations, the hearing was held at least two (2) weeks after the notice was published.

Also, the public notice was posted in the Official PRDOH's Web Page. This expanded the outreach efforts to increase the citizen feedback, buy-in and support of the Consolidated Plan activities. Also, NPOs and CoCs were contacted to help disseminate the information.

The public hearing was held on March 7, 2024, 9:00 a.m. at the Yolanda Guerrero Community Center, in Guaynabo. Information of the public hearing conducted was posted in the PRDoH Web Page. The place of

the public hearing was accessible for persons with disabilities. English-speaking persons could request copy of the presentation of the public hearing in English.

Copies of all the public notices, the webpage notice and attendance sheet are included in the Appendix Section.

#### **Availability of Public hearing recording**

Public Comment Period: The draft plan was made public on June 24, 2024. Citizens and interested parties had 30 calendar days from the day of the publication to submit written comments. The notice of the availability of the plan was published in a newspaper of general circulation in English and Spanish. The draft plan was made available at PRDOH web page for the review. Persons having difficulty accessing the Plan through the Internet should have a telephone number available to coordinate an alternative method.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were received at the hearing.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

No public comments were received at the hearing.

#### **7. Summary**

The PY 2024 Annual Action Plan is the Puerto Rico State Government comprehensive housing affordability strategy and community development plan and an application for funding under the HUD's Community Planning and Development formula grant programs. The Plan includes strategic activities to address the State housing, economic and community development needs for the aforementioned period. The State is an Entitlement Community for the Community Development Block Grant (CDBG Program), for the Emergency Solutions Grant Program (ESG Program), for the Housing Opportunities for Persons with AIDS Program (HOPWA Program) and a participating jurisdiction for the HOME Investment Partnership Program (HOME Program) and the Housing Trust Fund Program (HTF Program).

The plan is prepared in accordance with the 24 CFR Part 91, Consolidated Submissions for Community Planning and Development Programs. The Annual action plan includes strategies to be undertaken under the previously mentioned formula grant programs.

The Plan has three (3) statutory objectives established by HUD to address the needs of the low to moderate income individuals. The specific statutory objectives are:

- Providing Decent and Affordable Housing;
- Creating a Suitable Living Environment; and
- Expanding Economic Opportunities

The goal of the State plan is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities mainly for low and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing.

### ***R-05 Lead & Responsible Agencies - 91.300(b)***

#### **1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	PUERTO RICO	Puerto Rico Department of Housing (PRDOH)
HOPWA Administrator	PUERTO RICO	Municipality of San Juan & Department of Health
HOME Administrator	PUERTO RICO	Puerto Rico Housing Finance Authority (PRHFA)
ESG Administrator	PUERTO RICO	Puerto Rico Department of Family (PRDF)
	PUERTO RICO	Puerto Rico Housing Finance Authority (PRHFA)

**Table 1 – Responsible Agencies**

#### **Narrative**

The lead agency of the 2024 Annual Action Plan is the Puerto Rico Department of Housing. This agency coordinates all efforts towards the development of the housing and community development strategies that the PR-State government included on its five-year Consolidated Plan and executes annually as established in its Action Plan. In addition, PRDOH is responsible for the administration of the PR-State CDBG Program.

In this effort, the PRDOH works with three (3) State agencies, responsible for acting as HUD grantees and administrators for the Community Planning and Development Programs. These agencies are the Puerto Rico Housing Finance Authority (PRHFA) for the HOME and HTF Programs, the Department of Family for the ESG Program and the Department of Health for the HOPWA Program. In the case of the HOPWA Program, the Health Department is the State HOPWA grantee, and the Municipality of San Juan acts as

the program administrator in accordance with a collaborative agreement originally signed between the parties back in year 2010.

### **Consolidated Plan Public Contact Information**

In compliance with the provisions of Section 91.115 of Title 24 of the Code of Federal Regulations, Part I of the Law of Housing and Community Development of 1974, as amended, the PRDoH announced the availability of the plan in a general circulation newspaper (see appendix for the announcement). Copies of the Annual Action Plan 2024 were available from the date of its publication on the Internet at <https://www.vivienda.pr.gov/cdbg-estado> on June 24, 2024, for review and submitting comments. A telephone number was provided to persons with difficulties to access Internet, to make the arrangements for a physical copy (787- 274-2527 extensions 5109 & 5110).

***Comments to the plan should be addressed to:***

Name: Ms. Aida Gracia

Position: Special Aide to the Secretary, PRDOH

[programacdbg@vivienda.pr.gov](mailto:programacdbg@vivienda.pr.gov)

***Questions regarding consolidated planning may be addressed to:***

Ms. Aida Gracia

Special Aide to the Secretary

[programacdbg@vivienda.pr.gov](mailto:programacdbg@vivienda.pr.gov)

### **AP-10 Consultation - 91.110, 91.300(b); 91.315(l)**

#### **1. Introduction**

The Puerto Rico Annual Action Plan 2024 integrate the allocation of a variety of Federal funds for projects and activities benefitting low- and moderate-income persons. Applicable funds include those of the State Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Housing Trust Fund (HTF), Housing Opportunities of Persons with Aids (HOPWA) and Emergency Solutions Grant (ESG).

The Annual Action Plan represents a collective effort from the State to obtain the views of the Municipalities, Private, nonprofit, and public organizations, the private sector and other stakeholders. To obtain their views the state contacted and integrated them through meetings, email communications, a survey to municipalities and formal letters sent to stakeholders. Discussions included housing and community development needs, and recommendations on the method of distribution.

The establishment of effective partnerships among the consolidated plan stakeholders and interested parties, offers a wide range of benefits to the plan institutional structure. All consolidated plan stakeholders have key data, financing, and other resources with which, the lead agency can align the goals and programs. In addition, the State can leverage other public and private resources such economic development, transportation, and public health funding. Further, establishing strong relationships

provides greater opportunity across all parties, including the low- and moderate-income population groups and the communities.

The following sections provide a summary of the state's activities to enhance coordination with these stakeholders, as well as mandatory requirements regarding ESG and CoCs in the jurisdiction.

**Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies**

Besides complying with the citizen participation and consultation minimum requirements, the PRDoH promotes and undertakes ongoing consultation, collaboration, and interaction efforts throughout the program year. The objective behind these efforts is to develop strategic and accountable partnerships among the stakeholders that will lead to greater results. Continued communication among the parties will allow to assess effectiveness of programs throughout the year, and what may be improved in future planning cycles. Based on this communication and feedback, the PRDOH may prioritize further consultation based on partnerships that will help to implement specific projects and activities. Building partnerships with stakeholders around shared priorities provides a strong foundation that supports continued collaboration. In this occasion, the PRDOH conducted a survey among municipalities to obtain additional input on housing and community development needs. A total of 20 municipalities participated of the survey. The results of the survey are included as an attachment. Â

As well, the administrators of other Programs such as HOPWA director and the ESG Director participate in different multisectoral committees and groups (ex. CoCs, HIV and STDs Public Policy Multisectorial Committee, HIV Integrated Planning Housing Committee, Homeless Multisectorial Council), which provide for the coordination with of stakeholders. All state agencies that manage CPD forms are currently participating of the PR State Housing Plan revision, a process leaded by the PRDOH.

The PR State Consolidated Plan and Action Plan represents a collective effort from a comprehensive array of State and private organizations. Coordination with all stakeholders was achieved during the public hearing conducted, the survey conducted, consultations and the establishment of an interagency committee that met on a regular basis as part of the planning process.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Department of Family is actively involved in Continuum of Care (CoC) activities and serves as the Collaborating Agency for CoC 502. The ESG (Emergency Solutions Grant) Program Director plays a significant role in these efforts, participating in both CoCs. Regular meetings with both CoCs are conducted to facilitate ongoing communication and collaboration. The ESG Program has always been available to

work in collaboration with both CoCs. And the Program is a practice to consider the recommendations of both CoCs.

Additionally, the Department maintains continuous communication with the coordinated entry systems and the Homeless Management Information System (HMIS). Through these platforms, various strategies are developed and implemented to prevent and eradicate homelessness, particularly focusing on youth, families with children, and those at risk of homelessness. It is important to note that participation in the Coordinated Entry System (CES) and HMIS is a mandatory threshold requirement for all ESG subgrantees.

To further ensure the effective integration and participation of ESG subgrantees, organizations and municipalities must engage in CoC subcommittees within their respective areas and in the coordinated entry system. This approach aims to foster a more cohesive and unified effort in addressing homelessness at various levels and across different communities.

As part of the consolidated planning process, strategies are defined to address the main and core housing and supportive service needs of homeless individuals and families. In addressing the needs of the homeless population, the above-described parties collaborate and interact through a multi-layered service model that involves the non-profit organizations, faith-based initiatives, and other available statewide services entities. The homeless strategy encourages active participation of community-wide agencies and providers to meet the full spectrum of needs of the homeless as well as to identify gaps and priorities in the provision of services to homeless persons. The critical components of the Continuum of Care Strategy include:

Outreach, intake and assessment

- Emergency Shelter
- Transitional Housing
- Supportive Services
- Rapid Re-Housing
- Permanent Housing
- Homeless Prevention

Go to Appendix for other details.

**Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

In accordance with the regulation at 24 CFR 91.110, 91.300(b); 91.315(l), states, in the consolidated planning process, must consult with Continuums of Care (CoCs) on a variety of topics, including how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities

assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of the Homeless Management Information System (HMIS).

To comply with these provisions and continue strengthening the collaboration and coordination between the ESG Program and the two continuum of care systems in Puerto Rico (PR502 & PR503), the Puerto Rico Department of the Family conducted a consultation meeting which included a survey of the organizations that are part of both entities. The information was collected through a web-based questionnaire, and the meeting was recorded to register all comments. In addition, ESG Program staff was available to clarify doubts about the instrument. Representatives of all consolidated planning agencies were present at the meeting and provided a presentation of each program.

As a complementary process of this consultation, the interagency committee provided an additional opportunity for written comments. The invitation was addressed to the presidents and executive directors of both CoCs.

Regarding the consultation meeting, a total of 61 people participated, including the representatives of all consolidated planning agencies. In terms of the representatives of the CoCs, a total of 40 persons attended: 13 persons from the CoC PR 503, representing 11 nonprofit organizations and municipalities, and 27 from the CoC PR 502, representing 27 nonprofit organizations, agencies and municipalities.

Appendix of this document includes evidence of the attendance lists.

## **2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	PR Department of Housing Disaster Recovery 2017 Program
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Alignment of strategies included in the plan with disaster recovery needs and DR & MIT plans.
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG-DR and MIT programs provided updated information on available resources, needs and goals and objectives of these funds.

2	<b>Agency/Group/Organization</b>	PR Department of Housing
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Other government - State Other government - Local Business Leaders Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was part of the inter-agency committee in charge of developing the plan and provided input during the meetings conducted by such committee.

3	Agency/Group/Organization	PR Department of Health
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Health Agency Other government - State Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment HOPWA Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency was part of the inter-agency committee in charge of developing the plan and provided input during the meetings conducted by such committee.
4	Agency/Group/Organization	MUNICIPALITY OF SAN JUAN
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Other government - State Other government - Local Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Homelessness HOPWA Market Analysis	Need	Assessment Strategy Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Municipality of San Juan was part of the inter-agency committee in charge of developing the plan and provided input during the meetings conducted by such committee.		
5	<b>Agency/Group/Organization</b>	PUERTO RICO HOUSING FINANCE AUTHORITY		
	<b>Agency/Group/Organization Type</b>	Housing Services Other government Other government Business and Civic Leaders	- - - -	Housing State Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Public Market	Need Housing Analysis	Assessment Needs Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was part of the inter-agency committee in charge of developing the plan and provided input during the meetings conducted by such committee.		
6	<b>Agency/Group/Organization</b>	FEMA		
	<b>Agency/Group/Organization Type</b>	Agency Other government	- - Federal	Emergency Management
	<b>What section of the Plan was addressed by Consultation?</b>	Emergency Management		
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.		
7	<b>Agency/Group/Organization</b>	Environmental Protection Agency		
	<b>Agency/Group/Organization Type</b>	Other government - Federal		
	<b>What section of the Plan was addressed by Consultation?</b>	Environmental protection		

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.
8	<b>Agency/Group/Organization</b>	US Fish & wildlife Services
	<b>Agency/Group/Organization Type</b>	Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Ecological services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.
9	<b>Agency/Group/Organization</b>	US Army Corps of Engineers
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.
12	<b>Agency/Group/Organization</b>	Oficina de Gerencia de Permisos
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.
13	<b>Agency/Group/Organization</b>	NEGOCIADO DE MANEJO DE EMERGENCIAS Y ADMINISTRACION DE DESASTRES
	<b>Agency/Group/Organization Type</b>	Agency - Emergency Management Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.
14	<b>Agency/Group/Organization</b>	Junta de PlanificaciÃ³n
	<b>Agency/Group/Organization Type</b>	Other government - State Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.
15	<b>Agency/Group/Organization</b>	AsociaciÃ³n de Constructores de PR
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.
16	<b>Agency/Group/Organization</b>	Internet Society of Puerto Rico
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.
17	<b>Agency/Group/Organization</b>	CLARO DE PUERTO RICO
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers

	<b>What section of the Plan was addressed by Consultation?</b>	Market Economic Infrastructure	Analysis Development
	<b>Briefly describe how the Agency/Group/Organization was consulted.</b> <b>What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.	
18	<b>Agency/Group/Organization</b>	LIBERTY PUERTO RICO	
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers	
	<b>What section of the Plan was addressed by Consultation?</b>	Public Market Economic Infrastructure	Housing Analysis Development Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted.</b> <b>What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.	
19	<b>Agency/Group/Organization</b>	Optico fiber by Critical Hub Networks	
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers	
	<b>What section of the Plan was addressed by Consultation?</b>	Market Economic Infrastructure	Analysis Development Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted.</b> <b>What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.	
20	<b>Agency/Group/Organization</b>	Administracion de Vivienda Publica Regional	
	<b>Agency/Group/Organization Type</b>	Housing Services Other government - Local	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Public Non-Homeless Special Needs	Need Housing Assessment Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.
21	<b>Agency/Group/Organization</b>	Osnet Wireless
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.
22	<b>Agency/Group/Organization</b>	AeroNet Wireless Broadband
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.
23	<b>Agency/Group/Organization</b>	Concilio Multisectorial en Apoyo a la Poblacion sin Hogar
	<b>Agency/Group/Organization Type</b>	Multisectorial committee on homelessness
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication and invitation to consultation meetings.

25	<b>Agency/Group/Organization</b>	Continuo de Cuidado PR-502
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication and invitation to consultation meetings.
26	<b>Agency/Group/Organization</b>	Continuo de Cuidado PR-503
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication and invitation to consultation meetings.
27	<b>Agency/Group/Organization</b>	VPNet
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.
28	<b>Agency/Group/Organization</b>	XAirNet Corporation
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.
29	<b>Agency/Group/Organization</b>	WorldNet Telecommunicatons
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis Infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.
30	<b>Agency/Group/Organization</b>	FiberX
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made via written communication.

31	Agency/Group/Organization	AARP Puerto Rico
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Public Market Need Housing Anti-poverty Strategy Assessment Needs Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was made via written communication.

#### Identify any Agency Types not consulted and provide rationale for not consulting

The Interagency Committee consulted with a wide array of stakeholders, as required by the regulation.

#### Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	CoC 502, Balance of State	See Appendix for the CoC consultation results.
Puerto Rico Disaster Recovery Action Plan 2017	PR Department of Housing	This Plan was designed for the use of CDBG-DR funds in response to 2017 hurricanes Irma & Maria, (July 29, 2018), as amended. CPD Programs Action Plans include disaster policies and procedures, as well as actions to complement recovery efforts.
CDBG-MIT Action Plan	PR Department of Housing	The CDBG-MIT Action Plan provides a portfolio of programs dedicated to assisting in the recovery and resilient rebuilding of low- and moderate-income households. These grant funds have been allocated to Puerto Rico for implementing activities intended to support mitigation projects that reduce the potential for loss and destruction from future events and complement the existing mitigation programs currently administered by FEMA.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Action Plan for the 2019-2020 Earthquakes Recovery	PR Department of Housing	This Action Plan provides a portfolio of programs dedicated to assisting in the recovery of the earthquakes experiences in Puerto Rico in 2019-2020 (major disaster declaration DR-4773-PR). The recovery needs in Puerto Rico increase with each disaster, the need for a coordinated approach between agencies and local governments, as well as the recovery and mitigation programs launched. The availability of these funds, as well as other recurring programs, such as CDBG, ESG, HOME and HOPWA, provide a unique opportunity to address the needs of low- and moderate-income persons in the aftermath of the disasters and strengthen the resilience of communities to future events.

**Table 3 - Other local / regional / federal planning efforts****Narrative**

The 24 CFR Part 91.110 provides the framework for the State to undertake a wide consultation process as an integral part of the statewide planning and preparation phases of the Annual Action Plan. Through the consultation process, the PRDOH was able to obtain key programmatic and service data from agencies and service providers (public and private) who provide assisted housing, health services, social and fair housing, and those that serve the chronically homeless and address lead-based paint hazards. Also, consultation with local governments in non-entitlement areas of the state is required.

The consultation strategy of the State, provided data in the following planning elements:

- Incorporate local data into planning process and validate the accuracy of this data;
- Gather input on priority needs and target areas;
- Increase coordination among consultation partners;
- Leverage Consolidated Plan activities with other public and private funding sources and Programs;
- Expand upon the outreach efforts of existing planning processes; and
- Increase citizen feedback, buy-in, and support of Consolidated Plan activities.

## **AP-12 Participation - 91.115, 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The Annual Action Plan is a process that promotes the collaboration of state, municipalities and other key stakeholders associated with housing and community development in Puerto Rico to establish a unified vision for community development activities. This strategic planning process allows citizens to participate in the development of a plan for housing and community development programs. The state's implementation of the plan, as well as the plan itself, will be evaluated based on three objectives: (1) To provide decent housing; (2) provide a suitable living environment; and (3) to expand economic opportunities.

For the preparation of the PY 2024 Annual Action Plan the PRDOH followed its citizen participation plan. The planning process efforts were guided by transparency and promoted freedom of access to the contents of the draft plan. All municipal governments and community planning and development agencies and organizations were invited to participate at the public hearings conducted and to provide comments on the proposed actions. Information was posted in the PRDOH web page and the consolidated planning agencies.

The following actions were taken as part of the Citizen Participation process:

**Mailing database:** Information about the public hearing and other aspects of the plan, was provided to municipalities and non-profit organizations through email.

**Survey to units of local government:** A web survey was conducted to gather information in the needs and potential areas of priority for the plan. The results of the survey are included as an Appendix.

**Public Hearing:** As required by the regulations the State held a public hearing during the Citizen Participation process of the PY 2024 Annual Action Plan. on the notification of the hearing (in English and Spanish) was posted in *El Vocero* newspaper on the edition for Friday, February 16, 2024. It invited the general population to participate of the Public Hearing for the CDBG, HOME, ESG, HOPWA and HTF Programs PY 2024 Annual Action Plan. In compliance with the Consolidated Plan regulations, the hearing was held at least two (2) weeks after the notice was published.

Also, the public notice was posted in the Official PRDOH's Web Page. This expanded the outreach efforts with the objective of increasing the citizen feedback, buy-in and support of the Consolidated Plan activities. Also, NPOs and CoCs were contacted to help disseminate the information.

The public hearing was held on March 7, 2024, 9:00 a.m. at the Yolanda Guerrero Community Center, in Guaynabo. Information of the public hearing conducted was posted in the PRDoH Web Page. The place of

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the public hearing was accessible for persons with disabilities. English-speaking persons could request copy of the presentation of the public hearing in English.

Copies of all the public notices, the webpage notice and attendance sheet are included in the Appendix Section.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Units of local government, Public Agencies, NPOs, general population	121 attended the public hearing.	No comments were received.	No comments were received.	<a href="https://www.vivenda.pr.gov/cdbg-estado/">https://www.vivenda.pr.gov/cdbg-estado/</a>
2	Newspaper Ad	NPOs, Public Agencies, Municipalities, General Public	Newspaper Ad about the availability of the plan, newspaper of general circulation.	No comments were received.	No comments were received.	<a href="https://www.vivenda.pr.gov/cdbg-estado/">https://www.vivenda.pr.gov/cdbg-estado/</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/at tendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Web Survey to Municipalities	Units of local government	20	Municipalities comments were related to housing, public infrastructure, public facilities, economic development and public service needs.	Comments were considered for purposes of the design of the CDBG activities.	Results are included as an appendix.
4	Meeting with CoC members	Members of the CoCs	61	Comments received during the meeting are included as an appendix	Comments were considered for purposes of the design of ESG activities, and other CPD programs.	Results are included as an appendix.

**Table 4 – Citizen Participation Outreach**

## **Expected Resources**

### **AP-15 Expected Resources – 91.320(c)(1,2)**

#### **Introduction**

For the PY 2024, HUD allocated to the PR-State a total of \$42,105,887 among all CPD Programs. Specifically, the allocation by programs is: \$22,131,554 for the CDBG Program activities; \$13,212,534 for the HOME Program activities, \$2,587,917 for the HOPWA Program activities, \$3,461,169 for the ESG Program activities and \$712,713 for the Housing Trust Fund activities.

All funds will be allocated to address the affordable housing needs of the low- and moderate-income persons and special needs population, the public services need of the special needs population, the homeless housing and supportive service's needs, the non-housing community development needs, the prevention of homelessness actions of families and/or individuals, the low income economic development needs among other eligible service activities within the Puerto Rico State jurisdiction.

In addition to the 2024 resources the State estimates that it will have available the following resources based on IDIS PR01:

- CDBG Previous Year Resources (PR01, available to commit)- \$44,596,391.14 (as of 5/30/2024)
- HOME Previous Years EN Resources (Available to commit)- \$71,371,768.08 (as of 4/30/2024)
- HOPWA Previous Years – \$3,253,067.74
- ESG Previous years (PR01, available to commit) - \$288,577.53
- HTF Previous Years- \$6,470,828.18 (as of 5/7/2024)

**Anticipated Resources**

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	22,131,554	59,283	44,596,391	66,787,228	0	Funding will be used for housing, community, and economic development activities, as well as assistance for special populations across the 51 non-entitlement municipalities of Puerto Rico. In addition to the allocation from HUD, the Department estimates that it will have \$59,282.73 in program income funds available for use by municipalities that generated such income for eligible CDBG activities, in accordance with the Department's CDBG PI policy.

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HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	13,212,534	111,816	71,371,768	84,696,118		Funds will be allocated to provide incentives for meeting developing and supporting affordable rental and homeownership housing units. This will be achieved through new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities for rent and sale projects (if needed). Also, funds will be used for acquisition of housing by homebuyers (if needed).
							0	

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HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,587,917	0	3,253,068	5,840,985	0	Funds will be distributed among municipalities and nonprofit organizations for the provision of housing assistance and supportive services for low-income persons living with HIV/AIDS.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	3,461,169	0	288,578	3,749,747	0	Funds will be used primarily for, Outreach, Emergency, Shelter activities, and secondly to Homelessness Prevention, Rapid Re-housing.

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HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	712,713	0	6,470,828	7,183,541		The Housing Trust Fund (HTF) is a new affordable housing production program that will complement existing Federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families.
Other	public - federal	Acquisition Admin and Planning Economic Development Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab Public Improvements Public Services Rental Assistance	0	0	0	0	0	

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Other	public - federal	Acquisition Admin and Planning Homeowner rehab Housing Public Improvements	0	0	0	0	0	
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**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Go to appendix for details on each program.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Does not apply.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent Housing	2020	2024	Homeless	Statewide	Housing Chronic Homeless Homelessness Prevention	ESG: \$2,862,480	Homeless Person Overnight Shelter: 2560 Persons Assisted
2	Provide Decent Housing (B)	2020	2024	Homeless	Statewide	Homelessness Prevention Create and preserve affordable rental housing	ESG: \$598,689	Tenant-based rental assistance / Rapid Rehousing: 2000 Households Assisted
3	Provide Decent Housing (C)	2020	2024	Affordable Housing Non-Homeless Special Needs	Statewide	Housing	HOPWA: \$2,587,917	HIV/AIDS Housing Operations: 442 Household Housing Unit Other: 465 Other
4	Create Suitable Living Enviroments	2020	2024	Non-Housing Community Development	CDBG- Non-entitlement communities	Non-housing Community Development- Public Services	CDBG: \$2,554,532	Public service activities other than Low/Moderate Income Housing Benefit: 540 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Create Suitable Living Enviroments (B)	2020	2024	Non-Housing Community Development	CDBG- Non-entitlement communities	Non-housing Community Development- Public Facilities Non-housing Community Development- Public Improvement Non-housing Community Development- Public Services	CDBG: \$17,064,040	Other: 185000 Other
6	Provide Decent Housing (D)	2020	2024	Affordable Housing	CDBG- Non-entitlement communities	Create and preserve affordable rental housing	CDBG: \$2,089,502	Homeowner Housing Added: 20 Household Housing Unit
7	Expand Economic Opportunity	2020	2024	Economic Development	CDBG- Non-entitlement communities	Non-housing Community Development- Economic Dev	CDBG: \$123,479	Jobs created/retained: 6 Jobs Businesses assisted: 3 Businesses Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Emergency Relief	2020	2024	Non-Housing Community Development	CDBG- Non-entitlement communities	Non-housing Community Development- Public Facilities Non-housing Community Development- Public improvement Non-housing Community Development- Public Services	CDBG: \$300,000	Other: 300 Other
9	Provide Decent Housing (F)	2020	2024	Affordable Housing	Statewide	Create and preserve affordable rental housing	HOME: \$11,891,281 HTF: \$641,442	Rental units constructed: 48 Household Housing Unit Rental units rehabilitated: 3 Household Housing Unit

**Table 6 – Goals Summary****Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Provide Decent Housing
	<b>Goal Description</b>	
<b>2</b>	<b>Goal Name</b>	Provide Decent Housing (B)
	<b>Goal Description</b>	
<b>3</b>	<b>Goal Name</b>	Provide Decent Housing (C)
	<b>Goal Description</b>	
<b>4</b>	<b>Goal Name</b>	Create Suitable Living Enviroments
	<b>Goal Description</b>	
<b>5</b>	<b>Goal Name</b>	Create Suitable Living Enviroments (B)
	<b>Goal Description</b>	
<b>6</b>	<b>Goal Name</b>	Provide Decent Housing (D)
	<b>Goal Description</b>	
<b>7</b>	<b>Goal Name</b>	Expand Economic Opportunity
	<b>Goal Description</b>	
<b>8</b>	<b>Goal Name</b>	Emergency Relief
	<b>Goal Description</b>	
<b>9</b>	<b>Goal Name</b>	Provide Decent Housing (F)
	<b>Goal Description</b>	

## AP-25 Allocation Priorities – 91.320(d)

### Introduction:

Funding allocation priorities are based on the needs and strategies of each program. The next section discusses the rationale for each of the consolidated plan programs.

The PY 2024 Annual Action Plan allocation priorities are driven by the information obtained during the Citizen Participation process and consultations. The combination of both processes provided the citizens, the communities, the agencies and interested parties with a meaningful opportunity to actively determine where the housing and community development resources were allocated.

To validate the information gathered from the citizen participation and consultation process, the PRDOH also took into consideration the results of the five-year Consolidated Plan Needs Assessment report, which provides a clear picture of the State needs related to affordable housing, special needs housing, community development, and homelessness. This evaluation process allows PRDOH and Consolidated State Agencies to identify the highest priorities among the identified housing and community development needs.

HUD regulations provide that 3% of the CDBG allocation plus \$100,000 can be used for administration and technical assistance for the State administered program. In 2024, this adds to \$763,946.51. For the ESG program the Department of the Family will allocate \$259,587.68 for state administrative purposes, \$17,325.88 for subgrantees administration, and \$86,529.23 for HMIS.

The following table includes a description of the funding allocation priorities resulting from the evaluation of the information gathered:

### Funding Allocation Priorities

	Provide Decent Housing (%)	Provide Decent Housing (B) (%)	Provide Decent Housing (C) (%)	Create Suitable Living Enviroments (%)	Create Suitable Living Enviroments (B) (%)	Provide Decent Housing (D) (%)	Expand Economic Opportunity (%)	Emergency Relief (%)	Provide Decent Housing (F) (%)	Total (%)
CDBG	0	0	0	12	77	9	1	1	0	100
HOME	0	0	0	0	0	0	0	0	100	100
HOPWA	0	0	100	0	0	0	0	0	0	100
ESG	83	17	0	0	0	0	0	0	0	100
HTF	0	0	0	0	0	0	0	0	100	100
Other CDBG-DR	0	0	0	0	0	0	0	0	0	0
Other CDBG-MIT	0	0	0	0	0	0	0	0	0	0

**Table 7 – Funding Allocation Priorities**

**Reason for Allocation Priorities**

**How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?**

## **AP-30 Methods of Distribution – 91.320(d)&(k)**

### **Introduction:**

The Consolidated Plan regulations, specifically in 24 CFR 91.320, establishes the dispositions regarding the content of an Annual Action Plan. Among the components of the Plan, the PR-State must provide a description of the method for distributing funds to local governments and nonprofit organizations to carry out activities, or the activities to be undertaken by the State, using the funds that are expected to be received under the formula allocations and other HUD assistance during the PY 2024.

At a minimum, the Methods of Distributions must include the reasons for the allocation priorities, how the proposed distribution of funds will address the priority needs and specific objectives included in the Consolidated Plan and must describes any obstacles to addressing underserved needs.

### **Distribution Methods**

**Table 8 - Distribution Methods by State Program**

<b>1</b>	<b>State Program Name:</b>	CDBG
	<b>Funding Sources:</b>	CDBG

<b>Describe the state program addressed by the Method of Distribution.</b>	<p>The State CDBG allocation for PY 2024 amounts to \$22,131,554. This program provides funding for housing, community, and economic development, as well as assistance for special populations across the 51 non-entitlement municipalities of Puerto Rico. Of these, \$21,067,607.49 will be allocated to non-entitlement municipalities; \$763,946.51 will be separated for State Administration and \$300,000 will be allocated for an emergency fund.</p> <p>The allocation for non-entitlement municipalities will be equally distributed among the municipalities, except for the islands of Vieques and Culebra, which both will receive an additional 15% above the Equal Allocation Grant. This method follows the distribution established via the enactment of local Act 137-2014 (later incorporated under the Municipal Code of 2020), as amended.</p> <p>The following is the proposed allocation:</p> <table border="1" data-bbox="470 798 1426 1423"> <thead> <tr> <th>Allocation</th><th>for</th><th>49</th><th>Municipalities</th></tr> </thead> <tbody> <tr> <td>Administration</td><td></td><td>\$69,814.68</td><td></td></tr> <tr> <td>Public</td><td>Service</td><td></td><td>\$61,601.19</td></tr> <tr> <td>Other Eligible Project (Housing, Community Development, Economic Development,</td><td>Etc.)</td><td></td><td>\$279,258.74</td></tr> <tr> <td><b>TOTAL</b></td><td></td><td></td><td>\$410,674.61</td></tr> <tr> <td> Vieques</td><td>and</td><td></td><td>Culebra</td></tr> <tr> <td>Administration</td><td></td><td></td><td>\$80,286.89</td></tr> <tr> <td>Public</td><td>Service</td><td></td><td>\$70,841.37</td></tr> <tr> <td>Other Eligible Project (Housing, Community Development, Economic Development,</td><td>Etc.)</td><td></td><td>\$321,147.54</td></tr> <tr> <td><b>TOTAL \$472,275.80</b></td><td></td><td></td><td></td></tr> <tr> <td> PRDOH</td><td></td><td></td><td></td></tr> <tr> <td>Planning and Administration</td><td>\$763,946.51</td><td></td><td></td></tr> </tbody> </table>	Allocation	for	49	Municipalities	Administration		\$69,814.68		Public	Service		\$61,601.19	Other Eligible Project (Housing, Community Development, Economic Development,	Etc.)		\$279,258.74	<b>TOTAL</b>			\$410,674.61	 Vieques	and		Culebra	Administration			\$80,286.89	Public	Service		\$70,841.37	Other Eligible Project (Housing, Community Development, Economic Development,	Etc.)		\$321,147.54	<b>TOTAL \$472,275.80</b>				 PRDOH				Planning and Administration	\$763,946.51		
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 PRDOH																																																	
Planning and Administration	\$763,946.51																																																

<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	Under Act 107-2020, as amended (the Municipal Code of 2020) the Commonwealth of Puerto Rico established that all non-entitlement municipalities will receive the same amount of CDBG funds, with the exceptions of Vieques and Culebra, which will receive an additional 15%. Thus, under this method of distribution municipalities will receive the same share of CDBG funds with no need for a competitive round.
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<b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b>	<p><b>Application Submission</b></p> <p>Proposal forms will be available on the Agency's website <a href="http://www.vivienda.pr.gov/cdbg-estado/">www.vivienda.pr.gov/cdbg-estado/</a> and proposals and all its components and supporting documentation should be submitted by September 30, 2024, via email to: <a href="mailto:cdbg-propuestas@vivienda.pr.gov">cdbg-propuestas@vivienda.pr.gov</a>.</p> <p>Applications for the Emergency Fund may be submitted at any time during Program Year 2024 as long as they comply with the requirements presented on PRDOH's Administrative Order-2021-58 of November 30, 2021, as amended by Informative Circular 2021-16 of November 30, 2021, as amended, and any other requirement that applies. Based on the comments received during the public hearing, the PRDOH intends to amend the circular to provide additional time for the execution of certain projects.</p> <p>Municipalities could submit applications for Section 108 loan and must follow the <i>Procedimiento de Solicitud y Administración de Préstamos Garantizados Sección 108</i>.</p> <p><b><u>Proposal Requirements</u></b></p> <p>Submission of a budget breakdown is mandatory as part of the proposals. In determining an appropriate amount, the PRDOH reserves the right to adjust requested funds, based on review of compliance with the following requirements:</p> <ol style="list-style-type: none"> <li>1. Compliance with the State CDBG requirements (Fair Housing and Citizen Participation).</li> <li>2. Compliance with the College of Engineers and Land Surveyors of Puerto Rico Guidelines, including the project breakdown detailing: cost of material, labor, equipment, insurance, administrative overhead, and other costs related to the project in order to determine reasonable project cost.</li> <li>3. Reasonability of the budget.</li> <li>4. Inadequate or incomplete description of activities to be developed.</li> <li>5. Past performance of the non-entitled municipality (open findings).</li> <li>6. Timely expenditure of funds</li> </ol> <p>All activities must be designed in compliance with the strategy developed by the municipality which should meet the needs of low and moderate-income individuals, addressing their special needs and ensuring maximum community development. The optional 15% Public Service Cap is based on the total CDBG State grant.</p>
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	<p>When preparing the proposal's budget municipalities must comply with the PRDoH policies and procedures on reasonability of administrative costs published in February, 2020.</p> <p>The PRDoH will not approve an administrative budget in those instances where municipalities will be using the funds of their regular allocation for the repayment of a Section 108 Loan Guarantee Program loan only.</p> <p>In those cases where the only activity to be implemented by the municipality is a public service in conjunction with the repayment of a loan under the Section 108 Loan Guarantee Program. The PRDoH will approve up to 25% of the administration maximum allocation allowed in the corresponding Action Plan.</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>Not applicable- Please refer to ESG program.</p>

<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	<p>Not Applicable- See HOPWA Section.</p>
<b>Describe how resources will be allocated among funding categories.</b>	<p>The State CDBG allocation for PY 2024 amounts to \$22,131,554 will be distributed among eligible activities in accordance with the Programs policies and procedures and the federal law and regulations.</p> <p>Eligible activities under the State CDBG Program are listed on Section 105 (a) of Title I of the Housing and Community Development Act of 1974, as amended. Each activity must meet one of the national objectives as to benefit low and moderate-income persons (24 CFR 570.483 (b)), pursue the elimination of slums and blighted areas (24 CFR 570.483 (c)), or activities designed to address a particular urgency that poses an imminent threat to the health and safety of the community (24 CFR 570.483 (d)). Each activity should correlate with a matrix code, national objective and CDBG citation.</p> <p>No more than 20% of the CDBG funds will be allocated for eligible Administrative and Planning Activities (3% by PRDOH and 17% by the Municipalities); up to 15% of the CDBG funds can be allocated for Public Service purposes and the remaining of the funds can be allocated for housing, community development and economic development related activities.</p> <p>All applications for Program Year 2024 State CDBG funds must establish that no less than 70% of State CDBG funds will benefit LMI persons. Projects which do not meet eligibility requirements under Section 105(a) of Title I of the Housing Development Act of 1974, as amended, will not be considered.</p>

	<b>Describe threshold factors and grant size limits.</b>	<p>Under Act 107-2020, as amended (Municipal Code of 2020), the Commonwealth of Puerto Rico established that all non-entitlement municipalities will receive the same amount of CDBG funds, with the exceptions of Vieques and Culebra, which will receive an additional 15%. Thus, under this method of distribution municipalities will receive the same share of CDBG funds with no need for a competitive round.</p>
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	<p>The expected outcomes measures are included on the appendix section.</p>
<b>2</b>	<b>State Program Name:</b>	Emergency Solutions Grant Program
	<b>Funding Sources:</b>	ESG

<b>Describe the state program addressed by the Method of Distribution.</b>	<p>The Puerto Rico Department of the Family (PRDF) oversees the administration of the Emergency Solutions Grant (ESG) Program. The fund distribution method employed by the PRDF involves issuing a Request for Proposals (RFP) in the first year, followed by a competitive evaluation process to select prospective subrecipients. The allocation of funds is based on both the performance of the subrecipients' projects and the availability of funds from the U.S. Department of Housing and Urban Development (HUD). In Program Year (PY) 2024, the PRDF is set to accept proposals from entities that are actively involved in related fields. Should there be any surplus funds during PY 2024 due to the recapture process, the PRDF will allocate these funds based on identified needs, with distribution criteria being communicated through an invitation process.</p> <p>In the case of a declared disaster, the PRDF has the authority to enact the disaster recovery policy, which is detailed in the Appendix section of the program guidelines.</p> <p>For PY 2024, the total amount allocated for the ESG Program is \$3,461,169. This funding is designated to benefit all seventy-eight (78) municipalities across Puerto Rico, spanning ten (10) regions as established by the PRDF: Mayagüez, Aguadilla, Arecibo, Bayamón, San Juan, Carolina, Caguas, Humacao, Guayama, and Ponce. Eligible non-profit organizations and municipalities that meet the specified requirements and evaluation criteria can receive funding for the following categories:</p> <ul style="list-style-type: none"> <li>• Outreach and Shelter: \$2,076,701.40 (60.0%)</li> <li>• Prevention: \$501,869.50 (14.5%)</li> <li>• Rapid Re-Housing: \$536,481.19 (15.5%)</li> <li>• Data Collection (HMIS): \$86,529.23 (2.5%)</li> <li>• Administration: \$259,587.68 (7.5%)</li> </ul> <p><b>Total: \$3,461,169.00 (100%)</b></p> <p>The Department of the Family is also authorized to allocate indirect costs to eligible activities.</p> <p>Proposals will be assessed based on two sets of criteria: compliance criteria for proposal consideration and criteria for the final award of funds. The detailed process for these evaluations is described in subsequent sections of the proposal guidelines. All proposals should be submitted via email by July 2024.</p> <p>Beginning with Program Year 2011, the PRDF has adopted a funding method where awards are granted for a two-year period. This is contingent upon an evaluation of the first year's performance, the expenditure rate of the allocated funds, and the availability of further funds. As PY 2024 commences, eligible</p>
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## ANNUAL ACTION PLAN 2024

	<p>organizations and local governments will be entering their second year in the current two-year cycle. Any funds that remain unutilized during the Program Year will be allocated based on needs identified by the PRDF and communicated through invitations.</p> <p>For PY 2024, the PRDF plans to implement an advance payment method, as per the procedures established by the ESG Program.</p>
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<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Compliance Criteria for Proposal Consideration</p> <ul style="list-style-type: none"> <li>• Complete the proposal in all its parts and submit the required documentation, as applicable.</li> <li>• At least three years of experience serving homeless persons or in risk of homelessness.</li> <li>• Availability of credit lines or financing mechanisms.</li> <li>• No open findings of questioned costs, if applicable. Compliance with Federal Audit Clearing House.</li> <li>• Be a municipality or non-profit entity properly incorporated and in Good Standing, as applicable.</li> <li>• Have financial management systems that meet the minimum accounting standards.</li> <li>• In the case of shelters, the municipal endorsement is required.</li> <li>• Have the Environmental Assessment, as applicable.</li> <li>• Availability of fund matching (dollar-for-dollar) and its sources.</li> <li>• Experience managing federal funds and financial capacity.</li> <li>• Reasonability of number of homeless persons identified in the geographic region of service</li> <li>• Reasonability of the project-participant's cost.</li> <li>• The entity has Case Managers and specialized personnel.</li> </ul> <p>Compliance Criteria for Proposal Consideration for second year – Performance and Expenditure Rate – Active Entities</p> <ul style="list-style-type: none"> <li>• In the case of shelters, bed utilization rate of 75% or more</li> <li>• Average stay in Shelter – no more than 90 days</li> <li>• Have spent at least 85% of the recent allocation.</li> <li>• Active participation in the Coordinated Entry System (CES)</li> <li>• Compliance with Data Entry in the Homeless Management Information System (HMIS).</li> <li>• Compliance with previous allocations case closing in HMIS.</li> <li>• Projects performance according to HMIS: Complies with 50% or more of the performance measurements related to income generation and</li> </ul>
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	<p>placement of participants in housing modalities. Performance measures include the following:</p> <ul style="list-style-type: none"> <li>• Outreach: 45% or more of participants of outreach were placed in a modality of housing (ES, TH or PH)</li> <li>• Emergency Shelters: 10% or more of persons who exited ES increased their income, 70% or more of the participants of ES were placed in a modality of TH or PH.</li> <li>• Prevention: 75% or more of the persons who received assistance maintain their households.</li> <li>• Rapid rehousing: 10% of more of persons exiting a Rapid Rehousing project increased their income, 75% or more of RRH participants exited to permanent housing.</li> </ul> <p>Criteria for the final granting of funds - <i>Management and Financial Capacity</i></p> <ul style="list-style-type: none"> <li>• Experience managing federal funds.</li> <li>• Availability of credit lines or financing mechanisms</li> <li>• Other sources of income</li> </ul> <p>Two special bonuses will be awarded during the evaluation of proposals to those organizations and municipalities that participate actively of the CoCs and those that offer services in the 15 municipalities with the highest incidence of homelessness.</p>
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<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Not applicable to the ESG Program- (see CDBG section).</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>Since Program Year 2011, the PRDF uses a distribution method in which an award is granted for a two-year period, subject to an evaluation of the first year's performance and expenditure rate for allocated funds, and the availability of funds. During PY 2024, eligible organizations and local governments will be initiating their second program year of the two-year cycle. Meanwhile, unused funds available during the Program Year will be distributed according to the needs identified by the PRDF, by invitation.</p>

<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	Not Applicable- See HOPWA Section.
<b>Describe how resources will be allocated among funding categories.</b>	<p>The following is the ESG Program distribution by funding categories:</p> <ul style="list-style-type: none"> <li>• Outreach and Shelter \$ 2,076,701.40 (60.0%)</li> <li>• Prevention \$ 501,869.50 (14.5%)</li> <li>• Rapid Re-Housing \$ 536,481.19 (15.5%)</li> <li>• Data Collection (HMIS) \$ 86,529.23 (2.5%)</li> <li>• Administration \$ 259,587.68 (7.5%)</li> <li>• Total \$ 3,461,169.00 (100%)</li> </ul> <p>The Department of the Family may be allocating indirect costs to eligible activities.</p>

<b>Describe threshold factors and grant size limits.</b>	<p>The grant size limits established for the ESG Program funds distribution are:</p> <ul style="list-style-type: none"><li>• Outreach and Shelter      No more than 60.0%</li><li>• Prevention                  No limits</li><li>• Rapid Re-Housing           No limits</li><li>• Data Collection (HMIS)    Does not apply</li></ul> <p>Administration                  No more than 7.5%</p>
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<b>What are the outcome measures expected as a result of the method of distribution?</b>	<p>Non-profit organizations and units of local government that are awarded ESG funds, are expected to comply with the following outcome measures, depending in the different types of projects:</p> <p>Outcome Measures</p> <p><b>OUTREACH</b></p> <ul style="list-style-type: none"> <li>• Number of people receiving services</li> <li>• Number of people who left the program.</li> <li>• Percentage of people who committed (engaged) to receive services.</li> <li>• Percentage of people who fulfilled their service plan.</li> <li>• Percentage of people who increased their income from any source.</li> <li>• Percentage of people located in emergency shelter.</li> <li>• Percentage of people located in temporary shelter.</li> <li>• Percentage of people placed in permanent housing.</li> </ul> <p><b>EMERGENCY SHELTER</b></p> <ul style="list-style-type: none"> <li>• Number of people who entered the emergency shelter.</li> <li>• Number of people who left the program.</li> <li>• Percentage of people who fulfilled their service plan.</li> <li>• Percentage of people who increased their income from any source.</li> <li>• The percentage of people who entered transitional housing.</li> <li>• Percentage of people who stayed in the shelter for less than three months.</li> <li>• Percentage of people who stayed in the shelter for more than three months.</li> <li>• Percentage of people placed in permanent housing.</li> </ul> <p><b>PREVENTION</b></p> <ul style="list-style-type: none"> <li>• Number of people receiving prevention services</li> <li>• Number of people who left the program.</li> <li>• Number of people receiving economic assistance</li> <li>• Percentage of people who received housing relocation services and stabilization services during the service period.</li> <li>• Percentage of people who met their service plan.</li> </ul>
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		<ul style="list-style-type: none"> <li>• Percentage of people who increased their income from any source.</li> <li>• Percentage of people placed in permanent housing.</li> </ul> <p>RAPID RE-HOUSING (RRH)</p> <ul style="list-style-type: none"> <li>• Number of people receiving RRH services</li> <li>• Number of people who left the program.</li> <li>• Number of people receiving economic assistance</li> <li>• Percentage of people who received housing relocation services and stabilization services during the service period.</li> <li>• Percentage of people who fulfilled their service plan.</li> <li>• Percentage of people who increased their income.</li> <li>• Percentage of people placed in permanent housing</li> </ul>				
<b>3</b>	<p><b>State Program Name:</b></p> <p><b>Funding Sources:</b></p> <p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>HOME Investment Partnership Program</p> <p>HOME</p> <p>The PRHFA will receive \$13,212,534 in HOME funds for PY 2024. All resources will be allocated to provide incentives for meeting the goal of developing and supporting affordable housing. This will be achieved primarily through the Rehabilitation or New Construction for Multifamily Rental Development. Funds from previous years may be used to provide down payment assistance to homebuyers, rehabilitation or new construction of homeowners and TBRA. The distribution of HOME funds for PY 2024 will be as follows:</p> <table> <tr> <td>• Administration</td> <td>\$1,321,253.40</td> </tr> <tr> <td>• Rehab or New Construction for Multifamily Rental Dev.</td> <td>\$11,891,280.60</td> </tr> </table> <p>Funds will be distributed according to a competitive process. The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section. Funding available during the program year, not distributed in the competitive process or from previous years, may also be distributed according to an alternative method of distribution by invitation and based on need.</p>	• Administration	\$1,321,253.40	• Rehab or New Construction for Multifamily Rental Dev.	\$11,891,280.60
• Administration	\$1,321,253.40					
• Rehab or New Construction for Multifamily Rental Dev.	\$11,891,280.60					

<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	<p>The Puerto Rico Housing Finance Authority (PRHFA) will make the activity of New Construction or Rehabilitation for Rental Housing Development available under the HOME Investment Partnership Program (HOME) FY 2024 Action Plan (AP) through a competitive process. Following previous joint efforts and ongoing initiatives, the HOME Program might combine or implement a consolidated application to include CDBG-DR, LIHTC, HTF or other sources of funds or new programs (received or to be received), combining the requirements, to promote the development of multifamily rental projects.</p> <p>The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section.</p> <p>Other activities will be delivered by the <b>PRHFA</b> in accordance with the applicable regulations.</p>
<b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b>	Not applicable to the HOME Program- see CDBG section.

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>Not applicable to the HOME Program- see ESG section.</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>Not applicable to the HOME Program - See HOPWA Section.</p>

<b>Describe how resources will be allocated among funding categories.</b>	<p>The information that follows presents a description of the HOME Program activities and the criteria used for the distribution of funds addressing the priority needs, specific objectives, and performance measurements mentioned above. The minimum investment required by HOME activity is \$1,000 per unit. The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section.</p>
<b>Describe threshold factors and grant size limits.</b>	<p>No grants size limits will be applied to proposed housing development projects. For Homebuyer Financial Assistance activities, the cap is a minimum of \$1,000 and maximum which is to be establish by AFV according to participant necessity, will be available for eligible homebuyers. The Director of the Home Program will approve on case-by-case basis the amount of subsidy needed to acquire or maintain an affordable housing unit.</p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	<p>The following are the HOME Program Outcome Measures:</p> <ul style="list-style-type: none"> <li>• Homebuyer Assistance \$0.00 – A total of 5 homebuyers (served with funds available from previous years)</li> <li>• Rehab or New Construction by Owner \$0.00 – A total of 57 housing units (served with funds available from previous years)</li> <li>• Multifamily Rental Dev. \$11, 891,281 – A total of 48 housing units.</li> </ul> <p>Tenant-Based Rental Assistance (TBRA) - \$0.00 – A total of 40 families (served with funds available from previous years).</p>
<b>4</b>	<b>State Program Name:</b>	Housing Opportunities Persons With AIDS
	<b>Funding Sources:</b>	HOPWA

<b>Describe the state program addressed by the Method of Distribution.</b>	<p>The Housing Opportunities for Persons with AIDS (HOPWA) Program provides housing assistance and supportive services for low-income persons living with HIV/AIDS and their families. HOPWA funds are received by the Puerto Rico Department of Health to be distributed to Eligible Project Sponsors that include Municipal Governments and Non-Profit Organizations.</p> <p>Funds for PY 2024 will continue to be administered by the Municipality of San Juan. The Municipality will be responsible for its management, and distribution to subrecipients. Due to the law restrictions, administrative funds will not be distributed to sub recipients.</p> <p>HOPWA funds may be used for a wide range of services such as housing, social services, program planning, and development costs. These included, but not limited to acquisition, rehabilitation or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds may be used for health care and mental health services, drug dependence treatment, nutritional services, case management, assistance with daily living, and other supportive services. If remainder funds are available after distribution, distribution of funds will not require a new competitive process but will be distributed among organizations and municipalities that previously submitted their proposals.</p> <p>For the purpose of this Plan the Puerto Rico EMSA will include the 78 municipalities for unobligated funds and the PR-EMSA Municipalities for the HOPWA grant.</p>
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<b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b>	<p>The following evaluations factors will be used to evaluate the proposals presented by potential sub recipients. An evaluation committee selected by the Municipality of San Juan will evaluate the applications with a standard instrument that will take into consideration: HIV/AIDS population within the proposed service area, level of experience of the proponent party, use of funds history by the proponent party and performance history of the proponent party. All criteria have the same weight in the evaluation process. The maximum value for a proposal is one hundred (100) points. The following are the areas of evaluation and its relative weight:</p> <p>NON-Profit subrecipients</p> <ul style="list-style-type: none"> <li>• Transmittal Letter - 5 Points</li> <li>• Description organization - 10 Points</li> <li>• Financial and Programmatic Background - 5 Points</li> <li>• Project Description - 35 Points</li> <li>• Budget - 40 Points</li> <li>• Required Documents - 5 Points</li> <li>• Total: 100</li> </ul> <p>As part of the proposal evaluation, those non-profit subrecipients that submit proposals to continue providing services, the Municipality of San Juan will evaluate:</p> <ul style="list-style-type: none"> <li>• Performance – 15 Points</li> </ul> <p>Municipal subrecipients</p> <ul style="list-style-type: none"> <li>• Transmittal Letter - 5 Points</li> <li>• General Information Municipality -5 Points</li> <li>• Financial and Programmatic Background - 15 Points</li> <li>• Proposed Project Description - 30 Points</li> <li>• Budget -45 Points</li> <li>• Total: 100</li> </ul> <p>As part of the proposal evaluation, those municipalities subrecipients that submit proposals to continue providing services, the Municipality of San Juan will evaluate:</p> <p>Performance – 20 Points</p>
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<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Not applicable to the HOPWA Program- see CDBG section.</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>Not applicable to the HOPWA Program- see ESG section.</p>

<b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b>	<p>For PY 2024 the Municipality of San Juan will accept island-wide applications, including potential sub recipients from the San Juan Eligible Metropolitan Statistical Area (SJ-EMSA). Priority will be given to potential sub recipients that are not included in the SJ-EMSA. Applicants located in the San Juan EMSA that are currently receiving HOPWA funds from the Municipality of San Juan cannot receive State HOPWA funds for the same purpose and uses.</p> <p>All the applications will be evaluated by the same standards and criteria.</p> <p>Support services eligible costs include:</p> <ul style="list-style-type: none"> <li>• Nutritional Services</li> <li>• Day care</li> <li>• Case Management</li> <li>• Mental Health</li> <li>• Medical services</li> <li>• Permanent housing costs</li> <li>• Any supportive service combined with housing</li> </ul> <p>All sub-recipients are required to register with Dun and Bradstreet to obtain a DUNS number, if they have not already done so. In addition, they need to be registered on the System for Award Management (SAM).</p>												
<b>Describe how resources will be allocated among funding categories.</b>	<p>The HOPWA Program funds will be distributed in the following categories:</p> <ul style="list-style-type: none"> <li>• Administrative Activities: 10%</li> <li>• TBRA Activities and related: 33%</li> <li>• Housing related Activities: 37%</li> <li>• Supportive Services Activities: 20%</li> </ul> <p>The final distribution by individual activity is:</p> <table> <tbody> <tr> <td>• Administration Salud</td> <td>\$77,638</td> </tr> <tr> <td>• Administration San Juan</td> <td>\$175,380</td> </tr> <tr> <td>• TBRA</td> <td>\$826,389</td> </tr> <tr> <td>• Delivery Cost TBRA</td> <td>\$33,226</td> </tr> <tr> <td>• Operation Costs Transitional Housing and STRMU</td> <td>\$958,538</td> </tr> <tr> <td>Supportive Services</td> <td>\$516,406</td> </tr> </tbody> </table>	• Administration Salud	\$77,638	• Administration San Juan	\$175,380	• TBRA	\$826,389	• Delivery Cost TBRA	\$33,226	• Operation Costs Transitional Housing and STRMU	\$958,538	Supportive Services	\$516,406
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• Operation Costs Transitional Housing and STRMU	\$958,538												
Supportive Services	\$516,406												

	<p><b>Describe threshold factors and grant size limits.</b></p>	<p>No grant size limits are established for the HOPWA Program funds distribution.</p>
	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The following are the HOPWA Program Outcome Measures:</p> <ul style="list-style-type: none"> <li>• Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family - 70 Households</li> <li>• Tenant-based rental assistance - 132 Households</li> <li>• Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds - 80 housing units</li> <li>• Transitional short-term housing facilities developed, leased, or operated with HOPWA funds – 160 Households</li> <li>• Supportive Services – 465 Households</li> </ul>
5	<p><b>State Program Name:</b></p>	<p>Housing Trust Fund</p>
<p><b>Funding Sources:</b></p>		

<b>Describe the state program addressed by the Method of Distribution.</b>	<p>The <b>PRHFA</b> received <b>\$712,713.00</b> in HTF funds for PY 2024. The resources will be allocated for Multifamily Rental New Construction/Rehabilitation. The funds will be distributed as follow:</p> <p><b>GRANT FUNDS BY ACTIVITY ALLOCATION FOR PY 2024:</b></p> <p><b>Assigned Budget: \$712,713.00</b></p> <p>Distribution by Category:</p> <ul style="list-style-type: none"> <li>• State Administration <b>\$71,271.30</b></li> <li>• Rental and homeownerships eligible activities <b>\$641,441.70</b> – (in the case of homeownership provided they do not exceed 10% of the allocation).</li> </ul> <p>Description of the Method to Distribute HOME and HTF Funds for Construction and Rehabilitation of Rental Housing:</p> <p>For the purposes of distributing the funds, the PRHFA may incorporate HTF funds into competitive rounds for other programs such as HOME, or may use an invitation method based on need. Funds will be allocated to provide incentives for meeting developing and supporting affordable rental housing units and homeownership. The first will be achieved through new construction or rehabilitation of non-luxury housing with suitable amenities for rent.</p> <p><b>Eligible Applicants</b></p> <p>The <b>PRHFA</b> is not limiting the potential pool of applicants for the HTF program. Thus, <b>PRHFA</b> will allow developers, non-profits and other organizations to apply for HTF funds. Applicants must comply with the requirements established in 24 CFR 93.2. These requirements are integral to the basic threshold criteria described in the tables below. It is important to note that applications must demonstrate that participants understand the specific requirements of the HTF program and that even if HTF funds are combined in a project with multiple funding sources, HTF unit(s) must be assisted only via HTF eligible activities (24 CFR 93.200).</p> <p>The full explanation of the Method of Distribution based on competition to be used during this program year is included in the Appendix Section. As mentioned, PRHFA may also use an invitation method based on need for available funds during the year that were not distributed in competitive rounds or come from previous years.</p>
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<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Applications requesting <b>HTF</b> funds will be evaluated according to criteria based on HTF regulations, and the needs for such projects. Criteria may include: Project location; project characteristics; project owner/developer characteristics; financing characteristics; special needs projects; Housing needs and additional criteria for rental housing projects.</p> <p>See the appendix for a description of the scoring <b>method</b> and selection criteria of the competitive process. The criteria is presented below to facilitate the <b>description of the priority funding factors</b>. The QAP and <b>PRHFA</b> criteria guidelines will be used to determine the final scores and funding recommendations.</p> <p>The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section. As mentioned, PRHFA may also use an invitation method based on need for available funds during the year that were not distributed in competitive rounds or come from previous years.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Not applicable to the HTF Program- see CDBG section.</p>

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>Not applicable to the HTF Program- see ESG section.</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>Not applicable to the HTF Program- see HOPWA section.</p>

<b>Describe how resources will be allocated among funding categories.</b>	<p>The HTF Program funds will be distributed in the following categories:</p> <p><b>Distribution of HTF Funds</b></p> <ul style="list-style-type: none"> <li>• Rental and homeownerships eligible activities <b>\$641,441.70</b> – (in the case of homeownership provided they do not exceed 10% of the allocation).</li> <li>• Administration \$71,271.30- 10%</li> <li>• Total \$712,713.00 -100%</li> </ul> <p>The HTF resources will be allocated for projects that serve HTF tenant population; these could include special needs population.</p>
<b>Describe threshold factors and grant limits.</b>	<p><b>PRHFA</b> will use the maximum per unit subsidy standards adopted by the State <b>HOME</b> Program. This will allow income eligible families to meet the eligibility requirements pursuant to 24 CFR 92.203. For rental projects, the proposal should allow renters to be eligible, through compliance of 24 CFR 92.216.</p> <p>The initial basic qualifications will be evaluated by the State <b>HOME</b> program personnel. If the project does not meet requirements for completeness, the applications will not be received.</p> <p>The project location and the targeted population will be key factors in determining the grant size limit.</p>

<b>What are the outcome measures expected as a result of the method of distribution?</b>	The following are the HTF Program Outcome Measures: Multifamily Rental Dev. \$641,441.70– A total of 3 housing units.
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**Discussion:**

## AP-35 Projects – (Optional)

### Introduction:

Project-level detail will be included once subrecipients develop their activities.

During FY 2024, CDBG-DR funds will be disbursed to prioritize the following activities: Housing, Economic Development Activities, Public Services, Public improvements, Homebuyer Assistance. Links to the CDBG-DR Action Plans:

<https://cdbg-dr.pr.gov/en/download/action-plan-amendment-10-nonsubstantial-effective-on-february-16-2023/>

<https://cdbg-dr.pr.gov/en/power-grid-action-plan/>

CDBG-MIT funds will be disbursed to prioritize Housing activities. The estimated disbursement for the next fiscal year is \$289,800,000. Link to the CDBG-MIT Action Plan:

<https://cdbg-dr.pr.gov/en/download/cdbg-dr-action-plan-amendment-1-substantial-for-the-electrical-systems-enhancements-draft-for-public-comments-from-november-16-to-december-16-2022/>

#	Project Name

Table 9 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

As previously described, the reasons for allocation priorities during the PY 2024 Annual Action Plan are based on the information obtained through citizen participation and consultation process and the Consolidated Plan Needs Assessment analysis. The assessment resulted in the need of affordable housing activities to address the needs of the low- and moderate-income persons and in the investment of available funding in activities toward the needs of non-housing community improvement projects.

Also, homeless housing and supportive services actions and public service activities to address the needs of the special needs population groups were among the community priority needs resulted from the evaluation and analysis process undertaken.

In terms of any obstacles to addressing the needs of the underserved population still the lack of sufficient available resources to address the needs of the described population continues to be the main obstacle that the State and local government units face in a daily basis.

## AP-38 Project Summary

### Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description
<TYPE=[pivot_table] REPORT_GUID=[54A4ED67473EDAEE248792836A1D83B0]>					

## **AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)**

**Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?**

Yes

### **Available Grant Amounts**

Loan Guarantees (LGA) under Section 108 of Title I of the Housing and Community Development Act of 1974, as amended, is not subject to the method of distribution of funds as set forth for the CDBG program. Section 910, of the National Affordable Housing Act of 1991 (NAHA), as amended, extended the Section 108 Loan Guarantee program to non-entitlement communities nationwide. As required in Section 104(a) of the Act, we are including the guidelines, regarding the determination to assist non-entitlement municipalities, in applying for guaranteed loan fund under 24CFR Subpart M. Non-entitled municipalities will be eligible to apply for Section 108 Loans as long as they comply with all regulatory requirements and PRDOH program guidelines.

#### **Estimated Availability of Funds for PY 2024- \$110,657,770.00**

Section 108 provides the State CDBG Program with an additional source of financing, to meet housing and community development needs for the non-entitlement municipalities. The Act allows HUD to issue government bonds that would guarantee up to five times the current CDBG allocation to PRDOH. To secure the loans issued, PRDOH must ensure that any State CDBG funds that are pledged for a particular non-entitlement municipality does not affect prospective CDBG allocations for the remaining non-entitlement municipalities. To avoid payment default, PRDOH requires the municipal administration to present other collaterals, besides the required by HUD, in order to secure the re-payment of the loan. If PRDOH deems necessary a Memorandum of Collaboration could be executed with any governmental financing agencies, such as the Governmental Development Bank for Puerto Rico (GDB) and EDBPR. Further consultation could be made with the Tourism Company, the Industrial Development Corporation, the Puerto Rico Economic Development Administration and any other agency that could review the applications to determine risks factors. Specific requirements of feasibility, business plan and other supporting documents are required to make the financial assessment of the project in order to assure PRDOH the feasibility of the project.

Section 108 funds should be requested for economic development activities, or activities in support of

economic development (24 CFR 570.703), including:

- Property acquisition
- Rehabilitation of publicly owned properties
- Housing rehabilitation eligible under the CDBG program
- Special economic development activities under the CDBG program,
- Payment of issuance costs associated financing loans 108
- Acquisition, construction, reconstruction, rehabilitation or installation of public facilities
- Reserves to pay debt service on the Section 108 loan
- Other related activities, including demolition and removal, relocation, interest payments, and insurance costs.

For the purposes of determining eligibility, the State CDBG rules and requirements should be observed in full compliance. PRDOH will evaluate the proposed activities on a case by case basis. The agency will also consider if the proposed project could generate income or has any other sources to assure debt repayment. Such measures will guarantee the long-term sustainability of the project.

### **Acceptance process of applications**

#### **Application Requirements**

- The first requirement prior to the submission of a LGA application is the transmittal of a letter of intention to submit a 108 LGA Application to PRDOH. The Federal Programs Division at PRDOH will receive the letter of intent and commence the administrative requirement review first. Once the administrative review is completed, the non-entitlement municipality will be authorized to submit an application for Section 108 Loan Guarantee. Applications for the Section 108 Loan Guarantee Program may be submitted throughout PY 2024.
- The non-entitlement municipalities should comply with several administrative requirements, in order to receive the authorization to submit an application for participation in the LGA program.
- Requirements include: Status of monitoring reports, up to date Single Audit Reports, closing of previous program years (only last 5 PY can be open), no open findings, timeliness, among others.
- Municipalities can request up to a maximum of 5 times their CDBG allocation with a ceiling of \$2,000,000 per municipality.

For a more specific set of requirements and a detailed description of eligible activities, please see PRDOH Process Guideline for Section 108 Program.

**AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)**

**Will the state allow units of general local government to carry out community revitalization strategies?**

No

**State's Process and Criteria for approving local government revitalization strategies**

## **AP-50 Geographic Distribution – 91.320(f)**

### **Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed**

As the PR-State Consolidated Plan leading agency, the PRDOH is responsible to address the non-housing community development needs of the Non-Entitlement municipalities within the State jurisdiction. Thus, PRDOH is responsible for overseeing that all CDBG program investment related to non-housing community development are made in eligible economically low-income geographic areas.

By eligible low-income geographic areas, PRDOH defines those geographic areas where, at least fifty-one percent of the population (in accordance with HUD CPD's Updated LMISD or low-income surveys), are members of families whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families. Exception could be made by HUD to establish income ceilings higher or lower than 50 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

As per the concentration of minorities within the State geographic areas, the ACS Demographic and Housing Estimates for 2022 shows that 99.0% of the statewide population are from hispanic or latino origins and that from this percentage, 96.4% percentage are from Puerto Rican origins.

### **DISPROPORTIONATELY GREATER NEED**

The Consolidated Plan identified that Low- and moderate-income Blacks and Asians have disproportionate greater needs. The percentage of Asians that have one or more of four housing problems is 68% among 0-30% AMI, 100% among 30%-50% AMI and 97% among 50%-80% AMI. In the jurisdiction as a whole households the percentages of those having one or more of four housing problems are much less (60% among 0-30% AMI, 53% among 30%-50% AMI and 47% among 50%-80% AMI). Among Blacks, 68% of those in the 0-30% AMI bracket has one or more of four housing problems, 81% among 30%-50% AMI and 58% among 50%-80% AMI. However, as previously stated the sizes of the Black and Asians populations with problems is very small (or in the hundreds). See (Discussion section below) for areas where assistance shall be directed.

### **Compliance with 70% Requirement**

The regulations require the State to use no less than 70 percent of the CDBG funds received during a period specified by the state, not to exceed three years, will be used for activities that benefit persons of low- and moderate-income persons. The PRDOH will require all non-entitlement municipalities that receive CDBG funds allocation during the PY 2024 to invest the non-housing community development funds in economically eligible low-income areas. Also, the PRDOH will require the municipalities to certify that not less than seventy percent of the individuals benefited with CDBG funded activities complies with

the low-income eligibility.

For the distribution by program go to appendix.

## **Geographic Distribution**

Target Area	Percentage of Funds
CDBG- Non-entitlement communities	51
Statewide	49

**Table 10 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

As previously presented in the Annual Action Plan, the projects included for the PY 2024 are created to address the priority needs and specific objectives identified in the 5-Yr. Consolidated Plan. In addition, all projects are associated with one or more priority needs and one or more goals. Therefore, the priorities for the investment related with targeted geographic areas are related with non-housing community development activities that address the goals and objectives of the Consolidated Plan. The non-entitlement municipalities proposing this type of projects must invest the CBDG monies in eligible low-income areas, as defined by HUD.

## **Discussion**

The overarching goal of the Department of Housing and Urban Development's Community Planning and Development (CPD) programs covered by the Consolidated Plan is "to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities," principally for low- and moderate-income persons. In order to achieve the provision of suitable living environments within the low- and moderate-income communities, the PRDOH encourages non-entitlement municipalities to undertake non-housing community development activities.

These activities are designed to create, expand and/or improve the physical conditions of community's public facilities located within the benefited low- and moderate-income communities. As previously stated, an eligible low-income community is a geographic area where, at least fifty-one percent of the population, are members of families whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families.

The following Communities Municipalities has been identified by the states as priority areas with disproportionately greater need and minority concentration are included in the appendix.

Municipalities and subgrantees shall provide priority to the above areas when undertaking the eligible activities.

## Affordable Housing

### AP-55 Affordable Housing – 24 CFR 91.320(g)

#### Introduction:

The 2020-2024 5-Yr. Consolidated Plan of the PR-State includes the provision of decent housing as one of the main objectives to be achieved through the activities included in the referred plan. This particular objective includes a series of goals that at large includes the following:

- Housing activities directed to address the needs of the homeless persons.
- Housing activities directed to address the needs of the special needs populations.
- Promote activities directed to preserve and increase the stock of affordable housing units.
- Promote activities toward the ownership of low-income persons of their housing units.

To achieve these goals, the PR-State government propose a series of housing activities directed to address the housing and supportive services needs of the low-income population, which will comply with the PR-State responsibility of providing safe, decent and sanitary housing units that enable this population group to live with dignity and independence.

The following table includes a description of the number of households that will be benefited from the housing assistance activities proposed in this PY 2024 Annual Action Plan:

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	2,560
Non-Homeless	2,000
Special-Needs	442
Total	5,002

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	104
The Production of New Units	0
Rehab of Existing Units	24
Acquisition of Existing Units	36
Total	164

**Table 12 - One Year Goals for Affordable Housing by Support Type**

#### Discussion:

The HOME and CDBG Program provides the highest share of housing assistance, hence will provide the biggest outcomes for supported households during the year. Yet, the CDBG program can provide funding

for infrastructure in support of housing, and public facilities. Such actions must be prioritized first in the local government. The ESG and HOPWA programs provides the largest assistance to the homeless and special needs population.

During the preparation of the 5-Yr. Consolidated Plan, the Needs Assessment and Market Analysis outline levels of relative need in the area of affordable housing for the low-income population in Puerto Rico. This level of need drive the State strategy created to address the immediate housing needs of the economically disadvantaged people in the Island. The main objective of this strategy is investing available resources in service activities that enhance access to affordable housing to the program's eligible low-income population groups. Via these efforts, low-income persons have the opportunities to stabilize their housing conditions and reduce the risk of homelessness.

To accomplish these objectives the PR-State Consolidated agencies determine to promote affordable housing service activities in the following way:

- CDBG funding will be invested in the creation of housing rehabilitation opportunities for owner occupied units or units to be occupied by low income persons;
- ESG will allocate funds for homeless prevention and rapid rehousing activities;
- HOME funding will be invested in the creation of homeownership opportunities as well as tenant based rental assistance opportunities for low-income persons;
- HOPWA funding will continue to be invested in the creation of rental assistance opportunities for HIV/AIDS individuals and their immediate families, as well as transitional housing and supportive services for low-income individuals with HIV/AIDS.
- HTF funding will be invested on Multifamily Rental New Construction/Rehabilitation.

These consolidated housing activities fully engage and leverage additional mainstream housing assistance available within the PR-State public service structure. The State Housing Choice Voucher Program, commonly known as Section 8 Program, allows very low-income families to choose and lease or purchase safe, decent, and affordable privately-owned rental housing. The State Public Housing Program provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities.

As part of the State Government public policy and governmental vision, stable housing is an important tool in helping households achieve other life outcomes, and the PR-State Consolidated Plan Agencies are committed to work toward providing low-income families access to these opportunities.

## **AP-60 Public Housing - 24 CFR 91.320(j)**

### **Introduction:**

The public housing activities within the PR-State jurisdiction are funded through two (2) main funding streams of HUD Office of Public and Indian Housing. These funding streams are the Housing Choice Voucher Program (HCVP) and the Public Housing Program.

The HCVP, also known as Section 8 Program, allows very low-income families to choose and lease or purchase safe, decent, and affordable privately-owned rental housing. In the other hand, the Public Housing Program provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Within the PR-State Government, both programs are administered and managed by the PR Public Housing Administration (PR-PHA), a subsidiary agency of the State Department of Housing. For the public housing complexes, the PR-PHA has management agreements with Private Sector Administrators Firm that are responsible for the daily operation of the projects.

Under the State Government current public policy, the funds allocated to the PR-State public housing initiatives becomes a high priority among the consolidated plan housing and community development strategy. Puerto Rico is facing the most critical economic recession in modern history that has resulted in structural problems and a contraction of the economy. The economy of Puerto Rico is 24% smaller than that of 2006, when the recession started. As part of the development of the institutional structure of the Consolidated Plan strategy, the Puerto Rico Department of Housing fully engage and leverage these mainstream housing assistance programs to the Consolidated Plan housing initiatives. This management vision allows the Department to align the available resources to a unified and targeted housing strategy that results in maximizing the impact of the public funds invested in housing initiatives.

This section describes the actions that the PR-State will take to address the needs of the public housing population groups during the planned PY 2024.

### **Actions planned during the next year to address the needs to public housing**

No CPD funded activity will exclusively serve Public Housing projects. Nevertheless, the local public policy service strategy includes public housing population among the service delivery groups that could benefit

of public services and community development activities contained in this plan.

Various activities included in the 2024 action plan can benefit the public housing residents, among them:

## **CDBG**

### **Public Services activities**

- Security
- Health
- Prevention
- Education
- Energy conservation
- Services to homeless
- Services to veterans

### **Public Facilities**

- Park and recreational facilities
- Parking lots
- Community centers and/or technological
- Facilities for special populations (elderly, people with disabilities, Youth, childcare, homeless,

- people with HIV / AIDS, battered people)
- Health facilities
- Any other facility eligible according to HUD regulations (see 24 CFR 570.201-570.202).

### **Infrastructure**

- Re-pavement of Municipal roads
- Streets, sidewalks, curbs, walls of containment or gabions
- Water projects (rain systems, sewer or system sanitary and other activities related)
- Efficiency energetic projects or renewable energy
- Water collection systems
- Mitigation projects

### **Economic development activities**

- Assistance to micro-enterprises

### **HOME**

- Residents are offered the opportunities to acquire affordable housing units

### **HOPWA**

- Supportive services are provided to PH residents with HIV/AIDS

### **Other Services**

In addition, Municipal governments provide services to the Public Housing Residents. Among the services are:

- Educational services at the Head Start Centers
- Sport Clinics
- Summer Camps
- Cultural Activities
- Fine Arts workshops
- College Board workshops
- Adult Education
- Educational grants to high school students
- School supplies

As part of the PHA Plan actions proposed to improve the living conditions of the public housing residents and projects, the following activities will be undertaken by the Puerto Rico Public Housing Authority during

the PY 2024:

- Initiatives to increase the inventory of public housing units for an increasing demand.
- Initiatives to ensure access of the elderly to housing opportunities.
- Redevelopment of projects based on sustainable community standards.
- Rehabilitation of vacant units that are not available for occupancy.
- Economic Self-Sufficiency Program - The PR-PHA will promote economic and social self-sufficiency initiatives with the objective of fostering the residents to develop their occupational skills, to improve their educational level, and to assist them in obtaining a job opportunity as a strategy to achieve economic independence.
- Social Self-Sufficiency / Support Program focused on improving the quality of life of residents through different activities related to arts, environmental conservation, education, sports, technological educational centers, housing assistance for the elderly, service fairs, among others.
- Continuing development of technology education centers (TECs) - To provide residents with the opportunity to be assisted by residents the opportunity to be assisted by current technology. In addition, to foster the integral development of residents from early childhood through adulthood.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The State public housing strategy includes policies to promote social and economic self-sufficiency among the housing complexes residents. A key element within this strategy is to achieve resident engagement and community leadership within the housing projects. Through the engagement of the residents, the PR-PHA and the Private Administrators are able to understand the residents' views, particularly community needs and assets and how the residents understand that socio-economic improvements can be achieved.

As per the participation of homeownership actions, the PR PHA will continue to promote affordable housing opportunities to low-income homeless individuals and/or families and other vulnerable populations. Part of the Section 8 Program's initiative is to promote the independence of assisted families through the Family Self-Sufficiency (FSS), Family Unification and Homeownership programs.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Does not apply. The PHA is not designated as troubled.

**Discussion:**

## **AP-65 Homeless and Other Special Needs Activities – 91.320(h)**

### **Introduction**

The PR-State strategy behind the homeless initiative consists of a network perspective in which collaboration, integration and partnerships will continue to be fostered to implement activities to prevent, reduce, and end homelessness. This collaborative effort will also have the intention of streamlining the funding sources within the partnered organizations in order to promote a more effective utilization of the community wide available resources to address the needs of the individuals and families experiencing homelessness.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

According to the last Point in Time Census (PIT) 2022 there are 2,535 homeless persons in Puerto Rico; seventy-eight percent (78%) are unsheltered, and twelve point four percent (12.4%) are considered chronic homeless. Seventy nine percent (75.8%) of the homeless population are men, while twenty two point two percent (22.2%) are women. Homeless individuals are mainly located within the municipalities of San Juan, Ponce, Arecibo, Caguas, Mayagüez, Guayama, Bayamón, Vega Baja, Guaynabo, Humacao, and Aguadilla. Based on the data from the Puerto Rico Department of the Family, PR Government ESG Grantee will continue supporting the outreach, engagement, intake and initial assessment services to unsheltered persons activities that local governments and nonprofit organizations undertake during the PY 2024. The financial support of these organizations will be provided through the allocation of the ESG Program funding.

Through this component, the Department will support the provision of essential services necessary to reach out to unsheltered homeless individuals; connect them with emergency shelter, housing, or critical services; and provide urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility.

Among the eligible activities that the Department will support are the following activities: engagement; case management; emergency and mental services; transportation services; housing search and placement, housing stability and case management; and services for special needs populations. To enforce within our subrecipients the need to reduce the number of homeless individuals and families, the ESG program established a standard stipulating that street outreach activities must include the case management component to assure that services are focused not only on satisfying the basic needs, but also on stabilizing the physical and emotional state of individuals and placing them in some type of housing modality. Also, Street Outreach Projects must provide outreach services at least three times a week and services will be provided based on the client's needs. The PRDF is very committed on increasing the number of individuals served under this category and reducing the time that homeless individuals are on

the streets.

The ESG program will continue supporting innovative special projects targeted to provide outreach services for chronic homeless and emergency shelters in municipalities with high demand for these services.

Finally, the PRDF will continue supporting low-barriers emergency shelters, particularly only projects with 70% or more of bed utilization rate, will be considered to receive funds. It is expected that subrecipients works towards to removing administrative, institutional and programmatic barriers that limit access to emergency shelters. As well, the Department continues encouraging its sub-recipients, the inclusion of permanent housing as a goal in the services plans since the first day a homeless person enters a shelter.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Local public policies on homeless, (Act Number 130) recognizes the need to foster, plan, and carry out services and facilities to attend the needs of homeless individuals, to enable their participation in the Puerto Rican community and allow them to lead a productive and social life. Services must be offered in an integrated manner, promoting the vision of a continuum of care system that guarantees the uninterrupted offering of services and housing, sharing responsibilities for such an important matter among the various sectors”.

As part of the responsibilities of the Department of the Family, the Agency supports the operation of Emergency Shelter facilities throughout the Island. These types of facilities provide a safe and decent alternative to the streets for a determined period of time for a family or individual who is homeless, in addition to providing access to case management, health care assessment and referral services. This emergency placement includes meals, sleeping arrangements, and access to phone and mail services. Before the conclusion of the period of time limitation, each family or individual will have completed an assessment to determine self-sufficiency goals and housing needs. A family can then be referred to transitional housing, move to permanent supportive housing, or move into other low-income housing. Each client agrees to the conditions of stay within the facility and agrees to work on a case plan designed to make self-sufficiency possible.

According to the last PIT 2022 only twenty-two (22%) of the homeless are sheltered. To increase the number of persons who are placed in emergency shelters, this PY2023 the Department of the Family will continue to support low barriers emergency shelters. It has been established in the ESG standards that emergency shelters admission’s procedures have to reflect a housing first approach. Also, the DF will support emergency shelters with seventy (70%) average rate utilization bed occupancy. ESG’s subrecipients will continue to be provided with plenty technical assistance to reduce the time of individuals in emergency shelters. Individual planning services are also set as requirements in the ESG standards and should focus placing individuals on some type of housing before ninety (90) days.

Funding for emergency shelters comes mainly from the State’s ESG program. These funds also are made

available through the RFP process previously described. Funds may be used for renovation of emergency shelter facilities and the operation of those facilities, as well as supportive services for the residents, which could include Case Management, Child Care, Education, Employment Assistance and Job Training Activities, Legal, Mental Health, Substance Abuse Treatment, Transportation, and Services for Special Populations.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The Current Homelessness Strategy to end chronic homelessness in Puerto Rico includes the following strategies:

- Continued expansion of stakeholders involved in collaborative planning and service development within targeted areas with high prevalence of chronic homeless persons.
- Continued efforts to implement existing, and obtain new, commitments from Mayors to participate in planning processes to end chronic homelessness.
- Development and implementation of specific action steps with state and municipal governments that have established the elimination of chronic homelessness as a priority, outreach, such as supportive housing development, providing homeless family's public housing in municipalities that administer their own public housing projects, providing vouchers for permanent housing in those municipalities that administer voucher programs, coordinating supportive services to promote retention in permanent and supportive housing, including the development of mini-enterprises for homeless self-employment, etc.
- Implementation of specific action steps to improve access to services, reduce stigma and the criminalization of homelessness.
- Continued education and advocacy to increase the number of public and private funding sources for housing and supportive services for chronic homeless, emphasizing those with SA/MH conditions.
- Increased capacity building of municipal government representatives to partner with community-based organizations in the development, financing and delivery of services to chronic homeless.
- Continue with the implementation of the dedicated HMIS - currently under San Juan's Coalition and the Coalition of Coalitions - for uniform data collection to track populations served through the various systems to permit continuous monitoring of the number and quality of services provided, and outcomes in the homeless served.
- Collaborate with the San Juan's Coalition, the Coalition of Coalitions, and the entities that comprise the CoCs in order to strengthen homelessness data gathering processes, and the

consistency of information provided by organizations.

- Continued identification and work with public and private housing developers to target homeless in the development of permanent supportive housing. The current strategies include primarily work with state and non-profit sectors so that more efforts will be directed to local governments and the for-profit stakeholders to improve housing accessibility and service infrastructures for the chronic homeless.
- Monitoring of the development of formal protocols and the implementation of discharge policies from all child welfare, correctional, health and SA/MH agencies and institutions, as a means of preventing chronic homelessness.
- Promote the expansion of the amount of permanent housing units for homeless persons.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The State is committed to provide the necessary assistance to quickly locate homeless individuals and families in permanent housing; and prevent individuals and families from becoming homeless. Based on that goal, funds will be allocated for homeless prevention and rapid rehousing activities. NPOs and municipalities may use ESG funds to provide housing relocation and stabilization services, and short-and/or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or another place allowed per federal regulation. ESG funds may also be used to provide housing relocation and stabilization services, and short-and/or medium-term rental assistance, as necessary, to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.

## **Discussion**

The provision of housing and supportive services to the homeless population is one of the main goals among the housing and community development strategies of the PR-State Government during this consolidated period. In leading this effort, the PR Department of Family administers the ESG Program allocation, which is used to make grants to Municipalities and Nonprofit Organizations for the rehabilitation or conversion of buildings for use as emergency shelter for the homeless, for the payment of certain expenses related to operating emergency shelters, for essential services related to emergency shelters and street outreach for the homeless, and for homelessness prevention and rapid re-housing assistance. Through this initiative, the Department leads the role toward the goal of ending homelessness in the State jurisdiction.

## AP-70 HOPWA Goals – 91.320(k)(4)

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	70
Tenant-based rental assistance	112
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	80
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	160
<b>Total</b>	<b>422</b>

## **AP-75 Barriers to affordable housing – 91.320(i)**

### **Introduction:**

Enacting public statutes, ordinances, regulations, administrative procedures and/or processes could negatively affect the local market's cost to produce and/or maintain affordable housing stock. In its continuously public responsibility, the State must deal with taking actions to ameliorate the effects that existing policies could have in promoting affordable housing initiatives.

Among the common policies that have an effect as a barrier to affordable housing in the local housing market, we can describe land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. Under the current Government structure, some of these policies are enacted at the local government level. Therefore, the State Government must deal with some jurisdictional level establishment in order to take care of the possible limitations that such policies represent to the affordable housing markets.

As previously stated in this plan, the State Government is currently putting in place a new public policy vision with the objective of promoting the sustainable development of Puerto Rico and addressing the deep economic and financial recession that had stall the Island economic development for the last decade. The Plan for Puerto Rico includes a series of strategies and initiative that promotes a change of vision in the form of managing the public sector and in the way the State Government conducts its public business.

Through the plan described, the State Government proposes to take actions that lead to the economic development of the Island in all business sectors including the housing markets. In this section, the PRDOH will present which of the proposed public policies address the needs of ameliorating the effect that enacted public policies have in the affordable housing market in Puerto Rico.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Many of the common policies that have a direct effect in the production and development of affordable housing units are related with permits process and land use planning process. To address most of the practices that are considered barriers for the production and development of affordable housing units, the Government vision must be from a planning and land use management context.

It is well known that, in Puerto Rico, the permits process is one of the multiple reasons for the economic stagnation experienced by the Island. To address the policies that are considered barriers for affordable housing actions, PR State Government established the Single Business Portal that streamlined the permits process and create a friendly and effective mechanism that assist in improving the business environment

in the Island.

Another factor the State Government addresses through the new government vision is land use policies. Through the creation and implementation of a Strategic Planning Program, the State Government is creating medium and long period plans relating to the land space ordainment within the Island. The State Land Use Plan is under its final revision to align it to the Municipalities Local Land Use and Ordainment Plans. This initiative will have the effect of eliminating existing confronting policies for land use and will promote flexibility in the establishment of policies concerning the use of the land and the promotion of project development throughout the Island, including housing related activities.

In addition, the State Government policy has established affordable housing policies to benefit low income and special needs population groups. Among the proposed policies is the *Casa Mía* initiative that promote the establishment of an incentive program to facilitate the acquisition of an existing housing unit to low income worker's families, the *Nuevo Comienzo* initiative that proposed the provision of rent subsidies to women who are victims of domestic and gender violence actions and the *Egida del Siglo 21* initiative, an activity proposing the rehabilitation and modernization of elders housing projects.

The first two (2) of the described affordable housing initiative are promoting the acquisition and occupation of existing housing units that currently are vacant and available within the housing market in Puerto Rico. The vacancy of housing units has been arising in the last years due to the significantly migration wave that the Island has been experiencing. With initiative like the described, the State Government purpose of stabilizing communities that have suffered from significantly vacancy in their housing units and will limit the probability of abandonment of the communities housing stock.

#### **Discussion:**

To tackle and ameliorate the effect of the actions that commonly are considered barriers for the development and establishment of affordable housing actions, the PR State Government is proposing proactive initiatives that will foster activities to provide housing units to low income and special needs population groups. These actions consider planning and permits policies that will facilitate the undertaking of activities directed to address the housing needs of the economically disadvantaged individuals, as well as the creation of new initiatives toward the provision of incentives for acquisition, lease and/or rehabilitation purposes by low-income worker families and/or special needs population groups.

## **AP-85 Other Actions – 91.320(j)**

### **Introduction:**

In this Section of the Annual Action Plan for PY 2024, the PRDOH will include a description of the actions that the PR-State government it will undertake to foster and maintain a stable affordable housing stock; to reduce the risk of exposure to lead-based paint hazards; to reduce the number of poverty-level families; to develop the institutional structure and to enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

As part of the State Government vision, the Action Plan Agencies will be providing economic assistance and incentives to address the housing and socioeconomic needs of the underserved population groups. Under Puerto Rico current economic scenario, the lack of resources among the low income and underserved population is the main reason to obstacle the socioeconomic stability of these groups within the general society.

The particular actions that will be taken by the Agencies are:

- The State Department of Housing will be responsible to provide rent financial assistance to eligible low-income families and/or individuals and rent assistance and the creation of economic development actions within the public housing projects to improve the economic and living conditions of this segment;
- The PRDOH will provide homeownership assistance to low-income persons interested to acquire affordable housing units;
- Also the PRDOH will make available CDBG funds for housing rehabilitation actions of low-income owner-occupied units within the Non-Entitlement municipalities of the Island. This action will promote improve the physical conditions of the low-income housing stock in the Municipalities;
- The State Department of Health, through the Municipality of San Juan Housing and Community Development Department, will promote tenant-based rental assistance activities for HIV/AIDS individuals and their families. In addition, transitional housing and supportive services will be made available for HIV/AIDS homeless individuals reach out by Nonprofit Organizations providing housing and supportive services to this population.
- The State Department of Family will make available ESG funds for the provision of housing activities services for homeless individuals and/or at-risk homelessness individuals. These assistances will be provided through Nonprofit Organizations and municipalities around the Island. In addition, the Department will strongly support the efforts of the Homeless Continuum of Care Coalitions operating within the Island jurisdiction and that are responsible to request and distribute Continuum of Care funding to address the primary and immediate needs of the homeless population in Puerto Rico.

Additional efforts, from administrative and planning management actions, will be taken in order to

improve the permit process and land use policies that will allow the promotion of activities to facilitate affordable housing initiatives around the Island.

Regarding CDBG, some of the most urgent needs of non-entitlement communities are infrastructure, housing rehabilitation and economic development. To expedite funding allocation and expenditure, the Commonwealth of Puerto Rico assigned by Law an equal amount of CDBG funds to non-entitlement municipalities, except for Vieques and Culebra which are granted 15% in additional funding. Based on their local knowledge, these units of local government decide the activities they want to support.

### **Actions planned to foster and maintain affordable housing**

As previously stated the provision of economic assistance to rehabilitate, acquisition and rent affordable housing units is the main action that the PR State Consolidated Plan Agencies will be undertaken to foster and maintain a healthy and stable affordable housing stock within the local housing market.

In addition, pro-active actions leading to promote the re-use and re-occupation of existing vacant housing units within the low-income communities of Puerto Rico, will promote the expansion of the low-income housing stock, will promote re-population actions in communities that has suffered of a high level of migration and will avoid the deterioration and abandonment of communities creating a public safety and health problems within the Municipalities.

The State Government is also proposing actions toward supporting the creation of housing activities under a cooperative business model. As part of the support that the new public policy will provide to the Puerto Rico Cooperative Movement, housing projects will be supported as part of this government's economic development vision.

The state will use HOME and HTF funds, particularly through homebuyer assistance programs and single-family rehab to foster and maintain affordable housing. Moreover, the state plans to use HOME funds to leverage other state projects which will increase the affordable housing inventory. The use of HOME resale and recapture provisions will support the affordability of such projects in the long run.

Additionally, CDBG housing activities (Rehab, CDBG-DR Affordable rental housing, NSP) will serve to maintain the affordable housing stock in Puerto Rico.

### **Actions planned to reduce lead-based paint hazards**

The PRDOH have a pro-active approach to reduce lead-based- paint hazards in residential projects across

the Island, such as:

- Professional assessment for deteriorated paint in units built before 1978
- Initial and annual HQS inspections
- Disclose information among residents of lead-based paint hazards
- Stabilization, removal and disposal of dangerous material. The State HOME Program has contracted companies to provide technical assistance for the evaluations, visual assessment, HQS inspections and paint testing (when necessary) for the housing units that will be rehabilitated with HOME funds in order to comply with lead-based paint requirements and other applicable federal environmental laws and regulations.

Housing providers funded through HUD provide decent, safe, and sanitary housing to their residents. Part of this responsibility is to protect these residents, particularly children under age six, from the health risks of lead-based paint. Public Housing Authorities (PHAs) and landlords protect these families by complying with HUD's lead-based paint regulations.

With respect to the Housing Choice Voucher Program (HCV), the Lead Safe Housing Rule (LSHR) applies only to units constructed prior to 1978 occupied (or intended to be occupied) by a child under age six, the common areas servicing those units and exterior painted surfaces associated with those units and common areas. The Lead Disclosure Rule (LDR) applies to disclosure of lead-based paint and lead-based paint hazards in most housing constructed prior to 1978 ("target housing") at sale or lease, whether or not they are or will be occupied by a child, and whether it is federally assisted or not.

Target Housing is generally, housing constructed before 1978. Housing for the elderly, and housing for persons with disabilities, are not target housing, unless a child under 6 years old resides or is expected to reside in that housing, in which case, the housing is target housing. All zero-bedroom dwellings are not target housing. In jurisdictions which banned the sale or use of lead-based paint before 1978, HUD may use an earlier date for determining target housing. Refer to Lead Compliance Toolkit, Housing Choice Voucher Program, HUD's Lead-Based Paint Regulations (24 CFR Part 35).

### **Actions planned to reduce the number of poverty-level families**

In order to reduce the number of poverty-level families the PR-State Government will coordinate the following effort:

- Continue to create training and workforce development opportunities through the investment of funds of the Workforce Innovation and Opportunities Act (WIOA) Program. These funds are committed to assist low-income individuals in acquiring the technical knowledge and developing the work skills needed to effectively be transitioning to the job market;
- Continue educating regarding other opportunities and programs targeted to address poverty, such as the CDBG-DR Workforce Capacity Program which is intended to help unemployed and underemployed residents find employment commensurate with their job training in skill areas

related to recovery efforts.

- Continue to support the Universities and Technical College community in providing educational opportunities to low- and moderate-income students with the objective of improving their academic skills and achieve to be hire in the local and/or regional job market;
- Provide financial housing subsidies to low- and moderate-income households in order to alleviate the cost burden effect that housing has in the economic status of the families;
- Continue to support private investment in the development of affordable housing projects;
- Continue to provide Tenant Based Rent Assistance to HIV/AIDS individuals and family members;
- Continue to invest Section 8 funds in assisting eligible households in their rental needs;
- Promote the creation of Public-Private Alliances, as a business model to promote economic development activities, to create and maintain jobs opportunities and expand the business activities base around the Island;

Support the active participation of the Cooperatives Sector within strategic regional projects as a tool to create job opportunities, promote local investment and promote an increase in the regional business activities throughout the Island.

#### **Actions planned to develop institutional structure**

During the preparation of the Consolidated Plan the PRDOH, as Lead Agency, envisioned to carry out the designed housing, community, economic development, homeless and special population strategy from an inclusive and collaborative point of view through the Consolidated Stakeholders network. Using the leading role of the PRDOH, the PR State Government will continue to encourage the active participation of these entities in order to meet the needs of the very low to moderate income persons and their communities.

Strategic meetings, working meetings, oversight activities, among other follow-up activities, will be undertaken in order to continue strengthen and developing strategic and accountable partnerships among the Institutional Structure of the housing and community development activities within the State Government structure.

#### **Actions planned to enhance coordination between public and private housing and social service agencies**

During the preparation of the Consolidated Plan the PRDOH, as Lead Agency, envisioned to carry out the designed housing, community, economic development, homeless and special population strategy from an inclusive and collaborative point of view through the Consolidated Stakeholders network. Using the leading role of the PRDOH, the PR State Government will continue to encourage the active participation of these entities in order to meet the needs of the very low to moderate income persons and their communities.

Strategic meetings, working meetings, oversight activities, among other follow-up activities, will be

undertake in order to continue strengthen and developing strategic and accountable partnerships among the Institutional Structure of the housing and community development activities within the State Government structure.

**Discussion:**

The PR-State Government will continue to use CPD funds to achieve the goals and objectives of the Consolidated Plan. In achieving these goals and objectives, the State will integrate to the CPD allocated funds, additional public funding streams and will leverage communitywide available funding to maximize the resources toward the provision of services to the most in need population groups.

The maximization in the use of available funding within the community, will require the development of strategic and accountable partnerships with all Consolidated Plan Community Stakeholders as part of the institutional structure created toward delivering the basic and essential public services to address the needs of the low-income population segments.

## **Program Specific Requirements**

### **AP-90 Program Specific Requirements – 91.320(k)(1,2,3)**

#### **Introduction:**

Section 104(j) of the Act and Federal Register Vol. 77 No. 78, April 23rd, 2012 (Final rule) excludes from the definition of Program Income an amount of \$35,000 per year or less. Therefore, in compliance with federal laws and regulations, PRDOH does not require non-entitlement municipalities to return income up to \$35,000 provided that such revenue is counted as miscellaneous revenue. Nonetheless, PRDOH must be informed through quarterly financial reports issued to the agency of the nature and disposition of all revenues collected by the municipality, in order to determine compliance with the Program Income Rule.

Instructions regarding the reporting and expenditure of program income are available at PRDOH. The municipalities are required to send their program income estimates and reports through e-mail or fax.

#### **Community Development Block Grant Program (CDBG)**

##### **Reference 24 CFR 91.320(k)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	59,283
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>59,283</b>

#### **Other CDBG Requirements**

1. The amount of urgent need activities	300,000
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

## **HOME Investment Partnership Program (HOME)**

### **Reference 24 CFR 91.320(k)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A. The HOME program will use HUD-acceptable forms of investment described in 24 CFR Section 92.205(b)(1) for grants and loans. No alternative forms of investment will be used.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

#### **Resale and Recapture Provisions**

Go to Appendix for details.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The Resale or Recapture Guidelines that assures the affordability of units acquired with HOME funds are included in the appendix.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME Program funds will not be used to refinance existing debts.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services

received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

### **Emergency Solutions Grant (ESG)**

#### **Reference 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment)

The ESG standards are included on the Appendix Section of this plan.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Both PRCoC-502 and PRCoC-503 have established a Coordinated Entry System.

The PRCoC-502 Coordinated Entry System named "Derecho a Techo" is fully implemented in its geographic region. The PRCoC-502 uses a comprehensive coordination of the services available throughout the CoCPR502 community and other leaders within the geographic area, including 24 Municipalities. Through their outreach program they identify the most vulnerable homeless individuals and offer services conducive to obtaining housing. The CE is a hybrid since it has an easy-access office with the following hours of operation: Monday through Friday from 8:00AM to 8:00PM, a toll-free number, a mobile case management office, and three access point partners. Participants' needs are prioritized considering crisis situations and conditions such as chronic homelessness, domestic violence, mental illness and substance abuse, resulting in a better match of services. Individuals are evaluated with a standardized intake assessment form in order to ensure equal access and confirm the immediate needs of the individual.

The PRCoC-503 Coordinated Entry System (CES) named "Sistema Coordinado de Entrada" is also implemented. The CES uses a comprehensive coordination of the services available throughout the CoCPR-503 community, network of homeless and mainstream housing and supportive service providers and other leaders within the geographic area, including of 54 municipalities. By implementing a comprehensive "Housing First-Assertive Community Treatment Intervention", which includes outreach workers, community advocates, housing navigators, a community "Alternative Integrated Clinic" with primary, behavioral and substance abuse services, and case management. The CES identify the most vulnerable homeless individuals and offers services conducive to obtaining

housing. The CES operates an emergency hotline available 24 hours a day 7 days a week, case management office and two access points located in Caguas and Ponce. Participants' needs are prioritized considering their level of prioritization based on chronicity and urgency, crisis situations and conditions such as chronic homelessness, domestic violence, mental illness and substance abuse, resulting in a better match of services and housing options. Individuals are evaluated with a standardized intake assessment form in order to ensure equal access and confirm the immediate needs of the individual.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Please refer to Section AP-30, Method of Distribution, of this Plan for a complete description of how ESG Program funds are distributed among eligible Entities.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The State Department of Family complies with 24 CFR Section 576.405 requirements. The required homeless representation is met through the following actions:

As required by federal regulations, the PR-502 CoC has one chair on its board reserved for representatives of the homeless population, or individuals who have experienced homelessness. In addition, the CoC has a separate committee formed by formerly homeless individuals.

The PR-503 CoC has two chairs for at least two (2) representatives of the homeless population, who are or have experienced homelessness.

5. Describe performance standards for evaluating ESG.

*See Appendix for written standards.*

#### **Housing Trust Fund (HTF)**

#### **Reference 24 CFR 91.320(k)(5)**

1. How will the grantee distribute its HTF funds? Select all that apply:

Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The Puerto Rico Housing Finance Authority (Authority) will make available the Housing Trust Fund Activities of Rental Housing along the HOME Investment Partnership Program (HOME) Action Plan (AP). Funds will be awarded to eligible applicants following a competitive process. The competitive process will follow the criteria established in the HTF Allocation Plan. Funds will be allocated to provide incentives for meeting developing and supporting affordable rental housing units. This will be achieved through new construction or rehabilitation of non-luxury housing with suitable amenities for rent.

**Eligible Applicants:** The PRHFA is not limiting the potential pool of applicants for the HTF program. Thus, PRHFA will allow developers, non-profits and other organizations to apply for HTF funds. However, applicants must be able to participate in PRHFA funding round (NOFA). Applicants must comply with the requirements established in 24 CFR 93.2. These requirements are integral to the basic threshold criteria described in the tables below. It is important to note that applications must demonstrate that participants understand the specific requirements of the HTF program and that even if HTF funds are combined in a project with multiple funding sources, HTF unit(s) must be assisted only via HTF eligible activities (24 CFR 93.200).

Please note that it should be at PRHFA's sole discretion to award HTF funds to any Participant (which has requested or not HTF funds), based on the merits of the project, available funds, specific needs of the cycle, economic conditions, in order to promote the new construction/rehabilitation of low-income housing projects.

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applications requesting HOME and HTF funds will be evaluated based on joint rating factors, once applicants have satisfied the basic threshold requirements. Those factors include local considerations and

State HOME and HTF Program's criteria, such as: Project location; project characteristics; project owner/developer characteristics; financing characteristics; special needs projects; Housing needs and additional criteria for rental housing projects. See the appendix for a description of the scoring method and selection criteria that was specifically developed for the HTF Program. The criteria is presented below to facilitate the description of the priority funding factors. The QAP and PRHFA NOFA will be used to determine the final scores and funding recommendations. The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section (HTF Selection Criteria). Also, Section (e) below provides additional requirements for eligible recipients.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See Appendix. HTF Selection Criteria.

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The PRHFA will distribute funds through a competitive process and cannot predict the ultimate geographic distribution of the HTF funds. The method of distribution does not include an allocation of resources based on geographic areas, so target areas are not earmarked. Yet, the HTF Program will consider the housing needs for eligible income families in non-metropolitan areas, by taking into account the upcoming new census figures by Municipalities. The merits of the proposal will be evaluated taking into consideration the needs in any particular location. The PRHFA will comply with regulations (24 CFR 92.201 (b)(1)) requiring that resources be allocated in non-metropolitan areas. The final distribution will be based on the criteria established in the method of distribution.

The HTF allocation for PY 2022 will be distributed to benefit very low and extremely low income families (see HTF Funding Priorities 91.320(k)(5)(i) for the definition).

See Appendix [HTF Selection Criteria] for additional geographic considerations in the scoring system.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The PRHFA will consider applications from potential recipients that “have demonstrated experience and capacity to conduct other Tax Credit/HOME projects as evidenced by its ability to: (i) Own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development” (24 CFR 93.2 – Definition). The term “full compliance and successful record” provides sufficient basis to determine the applicants capacity to obligate HTF funds and undertake activities in a timely matter.

Due to the limited amount of HTF funds, is not viable for the HTF allocation to be distributed via a stand-alone funding round. Thus, the State will distribute HTF funds via its regular funding round, which includes other federal funding sources such as HOME, LIHCT, among others. Under the abovementioned funding round, applicants will have to demonstrate with evidence that they have fulfilled the initial basic requirements established in the “Basic Threshold”. The PRHFA has created an specific set of requirements that HTF potential applicants must satisfy. Not complying with such requirements causes applicants to be disqualified. If applicants demonstrate fulfillment of basic threshold requirements, then the specific point ranking evaluation criteria will be applied to the proposed projects.

The basic threshold for the HTF establishes that applicant must demonstrate experience. “If proposing to use o of HOME or NHTF Developer, General Partner or Managing Partner must demonstrate successful record and full compliance participating in same capacity in the development of HOME /NHTF projects in Puerto Rico.” To validate such assertion the applicant must submit “Relevant project documentation to support experience in particular project.” And “Certification issued by the Authority's Audit and Compliance Office, or the Department's Housing Subsidies and Community Development Division, as applicable.”

See Appendix [HTF Selection Criteria] for the specifics of the scoring system. (NOFA Ranking Self-Evaluation).

f. Describe the grantee’s required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Section IV of the scoring method provides additional points for applicants that combine LIHTC or HOME projects that are specifically destined for long-term rental assistance. “If proposing to use only LIHTC or HOME, project demonstrating utilization of the respective LIHTC or HOME program, or in combination with other programs; if proposing to use LIHTC and HOME combined, or in combination with any other federal or state program, project utilization of similar program mix subsidizing development costs, long-term operations or providing long-term rental assistance.” (See above, Section IV Scoring Method)

It is important to note that HTF units will include the 30 year restrictive covenants. These combined multifamily projects will provide for the preservation of affordable rental housing, particularly for

extremely low families since HTF units will be required to comply with such income levels. Thus, projects which seek to increase the affordable rental housing stock will be scored favorably. Due to the limited amount of funds under HTF, leveraged funds will be the biggest portion of funds under these multifamily projects.

See Appendix [HTF Selection Criteria] for additional details.

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

All projects funded with HTF will be required to comply with a minimum of 30 years affordability restrictions. Additional points are given to projects which provide an affordability period beyond the 30 years. Proponents will be required to sign a Land Use Restrictive Covenant Agreement. (See Section III.4 of the Scoring method) "If requesting NHTF, a project might earn up to 3 points for extending the term of affordability beyond the extended use period of thirty years" (Section III.4 of the Scoring method) The specific priority funding factors established for the HTF program are described in Section IV of the NOFA Ranking Self-Evaluation. This section establishes a specific priority funding factor for developers or the applicant's capacity to undertake tax credit/HOME projects. The following documents will be required to demonstrate the applicant's capacity to undertake an HTF project:

- Copy of HAP, IRS form 8609 for each project, as applicable.
- Relevant project documentation to support experience in particular project.
- Certification issued by the Authority's Audit and Compliance Office, or the Department's Housing Subsidies and Community Development Division, as applicable. Moreover the NOFA Ranking Self-evaluation scoring system provides additional points for applicants who have financial capacity to undertake projects. Point ranking system requires a certain amount of liquid assets.

The required documents include:

- Compiled or revised financial statements certified by a licensed accountant.
- Sources and Uses

Also, recipients must comply with PRHFA selection requirements as established in the HOME program/LIHTC QAP. Again, it is important to emphasize that entities must demonstrate organizational ability, financial capacity and knowledge of Federal, State and local housing program requirements.

Recipient must demonstrate capacity to manage and operate an affordable rental housing program.

See Appendix.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See Appendix.

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See Appendix. HTF Selection Criteria.

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

N/A

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

**6. Performance Goals and Benchmarks.** The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

**7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds.**

Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

See attachment below.

**7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds. The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.**

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The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

**PRHFA** will use the maximum per unit subsidy standards adopted by the State **HOME** Program. This will allow income eligible families to meet the eligibility requirements pursuant to 24 CFR 92.203. For rental projects, the proposal should allow renters to be eligible, through compliance of 24 CFR 92.216.

The initial basic qualifications will be evaluated by the State HOME program personnel. If the project does not meet requirements for completeness, the applications will not be received.

The project location and the targeted population will be key factors in determining the grant size limit.

The initial basic qualifications will be evaluated by the State HOME program personnel. If the project does not meet requirements for completeness, the applications will not be received. If received, only those applications that meet the joint basic threshold requirements and qualifications would be further considered for evaluation under joint the Point Ranking System. The project location and the targeted population will be key factors in determining the grant size limit.

The Government of Puerto Rico is adopting the maximum HOME/HTF subsidy limits established in CPD Notice 15-03 for the HTF Program. There limits were adopted from Section 234 of Condominium Housing basic mortgage limits. As shown in the following table, limits vary by the number of bedrooms in the unit, and type of structure. The most recent Federal Register on Section 234-Housing Condominium (FR 72107) establishes the following limits:

Bedrooms Non-Elevator Elevator HCP Maximum Per Unit Subsidy (see appendix for table).

It is important to note that San Juan is listed in the High Cost Percentage Exception List with 270%, however it is capped at 240%. The last column is the resulting maximum per unit subsidy. The PRHFA will apply these limits statewide since construction costs do not vary significantly between different geographical areas of the Island. Based on PRHFA these subsidy limits are reasonable taking into account the current construction costs and the experience of the agency with previous projects. Puerto Rico has several well-connected distribution centers which provide a constant pool of construction and building materials throughout the Island. Transportation infrastructure, along with port facilities in the north and south of the Island facilitate this process. Moreover, human resources costs are fairly similar between regions, particularly in construction related activities.

The abovementioned analysis recognizes that there exists fundamental differences between individual projects costs, but variations between municipalities or regions are not significant enough to grant a variation by region in the subsidy limits. The PRFHA understand that HOME limits are appropriate as the initial cap for the amount of HTF funds that will be potentially allocated to units.

**If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.**

Bedrooms Non-Elevator Elevator HCP Maximum Per Unit Subsidy

Bedrooms	Non-Elevator	Elevator	HCP	Maximum Per Unit Subsidy
0	\$55,474	\$58,378	240%	\$140,107.20
1	\$63,962	\$66,923	240%	\$160,615.20
2	\$77,140	\$81,377	240%	\$195,304.80
3	\$98,742	\$105,276	240%	\$252,662.40
4+	\$110,002	\$115,560	240%	\$277,344.00

**8. Rehabilitation Standards.** The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

See attachment below.

**8. Rehabilitation Standards.** The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to

**applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.**

**In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).**

This section provides the minimum acceptable standards for existing multi-family household dwelling units rehabilitated in whole or in part with National Housing Trust Fund (HTF) program funds in Puerto Rico. These standards are not intended to reduce or exclude the requirements of any local or state building or housing codes, standards or ordinances that may apply. In the event of any conflicting code(s), the more restrictive code(s) will apply. These standards were designed to assist in achieving consistency for all rehabilitation activities funded with HTF funds. The goal of the Puerto Rico Housing and Finance Authority HTF program is to provide functional, safe, affordable and durable housing that meets the needs of the tenants and communities in which the housing is located. The purpose of the HTF Standards is to ensure that property rehabilitation puts each building in the best possible position to meet this goal over its extended life and that, at a minimum, all health and safety deficiencies are addressed.

The project developer will formally contract licensed architectural and engineering design professionals to provide appropriate professional services for each project. It is the responsibility of each licensed professional to assure that the scope of work is done in accordance with the generally accepted practices in the their discipline, as well as designing the project to be in full conformance with all the applicable Federal, State and local codes.

In addition, the architect or engineer will provide contract specifications which stipulate quality standards, materials choices and installation methods and standards. By meeting the various code requirements as a minimum standard, each building rehabilitation project is assured to be brought up to an acceptable level of rehabilitation. Warranties shall be required per the standard construction contracts on all materials, equipment and workmanship.

This Standard ensures that HTF assisted projects are completed in a thorough and workmanlike manner in accordance with industry practice and contractually agreed upon plans and specifications as well as subsequent mutually agreed upon change orders during the construction process. HTF assisted projects and developers will employ best practice industry standards relating to quality assurance to verify all work completed.

## **I. Health and Safety**

If the housing is occupied at the time of rehabilitation, any life-threatening deficiencies must be identified and addressed immediately. These items include:

- 1 Air Quality -Propane/Natural Gas/Methane Gas Detected
- 2 Blocked Egress/Ladders
- 3 Electrical Hazards -Exposed Wires/Open Panels
- 4 Electrical Hazards -Water Leaks on/near Electrical Equipment

- 5 Emergency Fire Exits -Emergency/Fire Exits Blocked/Unusable
- 6 Missing Outlet Covers
- 7 Missing/Damaged/Expired Extinguishers
- 8 Blocked Ventilation System
- 9 Outlets/Switches/Cover Plates -Missing/Broken
- 10 Smoke Detector -Missing/Inoperable
- 11 Windows -Security Bars Prevent Egress

See Appendix B (UPCS) for a list of Inspectable Items and Observable Deficiencies, including the identification of life-threatening deficiencies for the property site, building exterior, building systems, common areas, and units.

## **II. Expected Useful Life (Capital Needs Assessment)**

All PRHFA HTF assisted projects and developers will consider the remaining expected useful life of all building components with regard to building long term sustainability and performance. Specifically, each building component with a remaining expected useful life of less than the applicable HTF period of affordability (10, 20 or 30 years, depending on amount of HTF assistance provided) shall be considered for replacement, repair or otherwise updated. Additionally, new building components with an expected useful life of less than the period of affordability shall be considered for future replacement.

A Capital Needs Assessment (CNA) is necessary for all HTF assisted multifamily housing with 26 or more total units that determines the useful life of systems, the long terms physical needs of the project and the work to be performed. Specifications for the assessment are listed below:

1. The industry standard period for CNAs is 20 years; however, project CNAs must be updated every five years during the life of the project to ensure projected capital needs through the HTF affordability period are anticipated and planned for.
  - a. If the project's affordability period is 30 years (\$50,000 or more in assistance provided). The initial CNA will cover years 1-20. The first 5-year update will be done in year 5 and cover years 6
  25. The second 5-year update will be done in year 10 and will cover years 11-30.
  - b. If a project's affordability period is 20 years (\$30,000 to \$50,000 in assistance provided). The initial CNA will cover years 1-20. The first 5-year update will be done in year 5 and cover years 6
  20. The second 5-year update will be done in year 10 and will cover years 11-20
- c. If a project's affordability period is 10 years (Under \$30,000 in assistance provided). The initial CNA will cover years 1-10. The first 5-year update will be done in year 5 and cover years 6-10.
- 1 HTF assisted projects and their development teams should ensure that all building components are analyzed in the CNA as part of a comprehensive effort to balance rehabilitation scope and capital planning in a way which maximizes long-term building performance as much as possible within the parameters of both development and projected operational funding available.
- 2 The CNA will take into account any extraordinary circumstances of the prospective occupants of the dwelling (i.e. physical, sensory, developmental disabilities) and reflect a means to address such circumstances in their inspection and in the preparation of a work write-up/project specifications for that dwelling.

3 The CNA report must be prepared by a qualified professional (architect or engineer) who has no financial

interest in the project and no identity of interest with the developer. For purposes of this document, a “qualified professional” is a licensed professional architect or engineer, who can substantiate a minimum of five (5) years’ experience providing CNA reports in accordance with PRHFA standards and who performs the assessment and supplies the PRHFA with their professional opinion of the property’s current overall physical condition. The CNA must include the identification of significant deferred maintenance, existing deficiencies, and material building code violations that affect the property’s use and its structural or mechanical integrity. Furthermore, the CNA must examine and analyze the following building components:

- a. Site, including topography, drainage, pavement, curbing, sidewalks, parking, landscaping, amenities, water, storm drainage, gas and electric utilities and lines.
- b. Structural systems, both substructure and superstructure, including exterior walls and balconies, exterior doors and windows, roofing system and drainage.
- c. Interiors, including unit and common area finishes (carpeting, vinyl tile, interior walls, paint condition, etc.), unit kitchen finishes and appliances, unit bathroom finishes and fixtures and common area lobbies and corridors.
- d. Mechanical systems, including plumbing and domestic hot water, Air Conditioning, electrical and fire protection.
- e. Elevators (if applicable).
- f. Provide building life cycle study that lists each building component, the base cost and opinions of probable cost immediately (critical repair item), along with an analysis of the reserves for replacement needed to fund long-term physical needs of the project, accounting for inflation, the existing reserves for replacement balance and the expected useful life of major building systems.

- 1 Provide written cost estimates in order that the PRHFA may and determine that costs are reasonable.
- 2 The assessment will consider the presence of environmental hazards such as asbestos, lead paint and mold on the site. The assessment will include an opinion as to the proposed budget for recommended improvements and should identify critical building systems or components that have reached or exceeded their expected useful lives.
- 3 If the remaining useful life of any component is less than fifty percent (50%) of the expected useful life, immediate rehabilitation will be required unless capitalized. If the remaining useful life of a component is less than the term of the affordability period, the application package must provide for a practical way to finance the future replacement of the component.

8. The professional preparing the CNA report must:

- a. The assessment must include a site visit and physical inspection of the interior and exterior of all units and structures, as well as an interview with available on-site property management and maintenance personnel, to inquire about past repairs, improvements and an examination of invoices, contracts or work orders relating to the repairs/improvements over the last twenty-four (24) months, pending repairs and existing or chronic physical deficiencies. Any information from the interview must be included in the CNA. The assessment must also consider the presence of hazardous materials on the site.

b. Identify physical deficiencies, including critical repair items, immediate physical needs and long

term physical needs. These must include repair items that represent an immediate threat to health and safety and all other significant defects, deficiencies, items of deferred maintenance and material building code violations that would limit the expected useful life of major components or systems.

c. Explain how the project will meet the requirements for accessibility to persons with disabilities. Identify the physical obstacles and describe methods to make the project more accessible and list needed repair items in the rehabilitation plan.

d. Prepare a rehabilitation plan, addressing separately all immediate and long-term physical needs.

e. Work Specifications and Scope of Repairs

f. Work specifications should include enough detail to specify each item to be repaired, the quantity of materials to be used and the exact location of each repair.

g. Repairs needed to correct basic safety, durability, mechanical and efficiency deficiencies.

1 All materials used must meet the Puerto Rico Building Code standard material specifications. All work must be done with skilled craftsmen and accomplished with care.

10. Upon completion of repairs, the contractor will:

a. Remove all construction debris from the site.

b. Clean all floors impacted by the work.

c. Clean all new and existing paint from other finished surfaces including window glass and mirrors.

d. Leave all newly installed items in operating condition.

e. Start all other electrical and mechanical systems.

f. Put all hardware in operating condition.

g. Deliver new keys to homeowners for any newly installed hardware.

### **III. Major Systems**

HTF Rehabilitation assisted projects must comply with the requirements indicated in this document and the State and Local Construction Codes approved under the Commonwealth of Puerto Rico.

#### **1. Site Standards**

a. The HTF assisted project must assure that the site is safe, clean and usable, and designed with details, assemblies and materials to provide ongoing durability without undue future maintenance.

- b. Site design and engineering shall be by a qualified professional.
- c. The access to a building shall be safe, logical, readily identifiable, sheltered from the weather, and meeting the exit requirements to a public way. Pathways of circulation within a building shall also be safe and logical.
- d. Design and systems shall conform to the “Reglamento Conjunto” 2015 and the Puerto Rico Building code, 2011.
- e. Sprinkler water service – Underground water service as required for building sprinkler system shall be in accordance with NFPA 24.
- f. Sewer connections to municipal sewage systems and on-site sewage disposal must have a minimum useful life same as the affordability period.
- g. Means of egress components shall be in conformance with Chapter 10 of the International Building Code
- h. Vehicular access to public way – site design shall conform to local zoning code (“Reglamento Conjunto”) and the “Departamento de Transportación y Obras Públicas” regulations, as well as be sensible in its layout to maximize vehicular and pedestrian safety.
- i. On-site Parking – parking shall be adequate for project type, meet local codes, and be designed to drain well, with a durable appropriate surface material. Handicapped parking shall be provided as required. Designers may utilize the “Reglamento Conjunto” to determine the guidelines in the design.
- j. Pedestrian access and hardscape – In general, paved walkways within the site will be designed to provide sensible pedestrian access from the public way into the site, from parking areas, and provide access to buildings. All walkways should generally conform to applicable codes for width and slopes, and fall protection. Site stairs shall be safe and sound, constructed of durable materials, with proper rise and run, and with code approved railings as required. Accessible routes into buildings shall be provided as required by code.
- k. Site amenities – site amenities may be provided which enhance the livability of the project including playground areas, seating, benches, patio areas, picnic tables, bike racks, grills, and fencing, etc.
- l. Mailboxes -Provision will be made for USPS-approved cluster mailbox units if required by the USPS.
- m. Landscaping – lawns, ground cover, planting beds, perennial plants, shrubs and trees may be provided to enhance the livability, and to provide a positive aesthetic sense. Planting choices specified should be low maintenance, non-invasive species, of an appropriate size and scale and located, when adjacent to building structures, with regard to their size at maturity.

- n. Solid waste collection & storage – if necessary, provision shall be made for the outdoor storage and collection of solid waste and recycling materials in receptacles (dumpsters, wheeled trash cans, totes). Enclosures may be provided and should be accessible as required by code.
- o. Site lighting with shielded fixtures may be provided to illuminate parking and pedestrian walkways, and will conform to local zoning code. Energy efficient lighting shall conform to the International Energy Conservation Code of Puerto Rico, 2011.
- p. The lot or defined site must be free of debris, garbage or other accumulations of site stored items that create possibilities of infestations. The site should be generally level, well drained and accessible.
- q. All exterior property and premises must be maintained in a clean, safe and sanitary condition.
- r. Drainage – assure that the grading surrounding the building will slope away from the building and drain properly, without ponding or erosion. Replacement landscaping and grading must direct water away from structures.
- s. Fencing and gates must not be damaged; missing sections or has holes per UPSCS.
- t. Grounds must be erosion and rut free, not overgrown or penetrating vegetation and have functional ponding and site drainage per UPSCS.
- u. Hazardous and substandard conditions include any condition that threatens the health and or safety of the occupants. Substandard conditions include any condition that threatens, defeats or will lead to the

lack of functional viability of a single feature of a home. These conditions must include but not be limited to:

- i. Accumulated debris, waste or garbage, either in enclosed areas such as storage buildings or in yard areas.
- ii. Environmental conditions such as flooding, mudslides, abnormal air pollution, smoke or dust, gas smells, sewer odor.
- iii. Eroding soil and accumulation of stagnant water
  - iv. Excessive noise, vibration or vehicular traffic.
  - v. Excessive accumulations of trash.
- vi. Excessive weeds or plant growth.
- vii. Fire hazards.
- viii. Deteriorated and/or irreparable outbuildings, sheds, or other structures that are no longer in use or are made unusable by their condition.
- ix. Holes, ditches, exposed meter boxes or other conditions that create a tripping hazard, excluding drainage ditches that are part of a designed drainage system.

- x. Rodents, insects or other infestations.
- xi. Grading that directs water toward any structure.
- xii. Sewer odor. Standing water or depressions that hold water during wet weather, leaking water supply, percolating or leaking sewage.
- xiii. Exposed pipes, railings or other installations creating tripping hazards.
- xiv. Damaged, missing or deteriorated walkways, steps and decks that create tripping hazards or are otherwise unsafe.
- xv. Stairways or steps with four (4) or more risers and without a functional handrail. Stairways, decks, porches, balconies and all appurtenances without proper anchorage or capable of supporting the imposed loads.
- xvi. Handrails and guards in poor condition or not properly fastened or capable of supporting normally imposed loads.
- xvii. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

## **2. Interior Spaces**

- a. Means of egress components shall be in conformance with Chapter 10 of the IBC "*Means of Egress*" and Chapter 7 of NFPA 101, including complete layout of the exits, corridor and stair dimensional requirements and arrangement, doors sizes and swings, door hardware, panic exit devices, door self-closers, interior finishes, walking surfaces, fire separations, stair enclosures, guards and railings, ramps, occupant load calculations, illumination, and signage.
- b. Minimum Space and Use Standards
  - i. The dwelling unit must have a living room, a kitchen area and a bathroom.
  - ii. Dwelling units shall not be occupied above the maximum occupant load of space requirements according to the PRBC 1021.2.
- c. Minimum Standards for Ceilings
  - i. Habitable spaces including hallways, corridors, shall have a ceiling height of no less than eight feet (8'), laundry areas, bathrooms, toilet rooms and kitchens may have a ceiling height of not less than seven feet six inches (7'-6") according to the PRBC 1208.2, unless the following exceptions:
    - o Where beams or girders are spaced not less than four (4) feet on center and project not more than six (6") inches below the required ceiling height.
  - o If any room in a building has a slope ceiling, the prescribed ceiling height for the room is required at the lower level of the ceiling. Any portion of the room measuring less than five feet (5') from the finished floor to the ceiling shall not be included in any computation of the minimum area thereof.
- d. Minimum Room Widths
  - i. Habitable rooms, other than kitchens, shall not be less than seven feet (7') wide in any plan dimension according to the IBC 1208.1.
  - ii. Kitchens shall have a minimum floor area of fifty square feet and shall provide clear passageways of not less than three feet (3') between counter fronts, counter fronts and appliances or counter fronts and walls according to the IBC 1208.1
  - iii. All kitchens must have a working refrigerator, cook-top and oven. All equipment must be in proper operating condition.
  - iv. The kitchen must have a sink in proper operating condition, with a sink trap and hot and cold

running water connected, to an approvable water supply system and an approvable sewer disposal system.

v. There must be facilities and services for the sanitary disposal of food waste and refuse, including temporary storage facilities where necessary (i.e. garbage cans).

e. Minimum Standards for Bathrooms

i. Each dwelling unit will have a functional and code compliant bathroom in accordance with IBC 1210

ii. The bathroom must be located in a separate private room with lockable doors.

iii. The bathroom must have a fixed basin in proper operating condition, with a sink trap and hot and cold running water. The kitchen sink cannot be used as the required lavatory or basin.

iv. The bathroom must have a tub or shower in proper operating condition with hot and cold running water.

v. A flush toilet in proper operating condition is required.

vi. The bathtub and or shower may be in the same room as the flush toilet, water closet and lavatory or basin or said bathtub or shower may be in a separate room. The facilities must utilize an approvable water supply system and an approvable waste water disposal system.

f. Minimum Standards for Bedrooms

i. Every bedroom shall have a minimum area of 120 square feet according to the IBC 1208.3.

ii. Efficiency Units minimum area is 220 square feet plus 100 square feet for every additional occupant according to the IBC 1208.4.

iii. Every bedroom shall have access to at least one (1) water closet and one (1) lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one (1) water closet and lavatory located within one (1) story (floor) from the story in which the bedroom is located.

iv. Bedrooms must not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces, except when the unit contains fewer than two (2) bedrooms.

g. Minimum Standards for Living Rooms

i. Living rooms shall have a minimum area of 120 square feet

h. Storage -adequate clothes closets, pantry and general storage shall be provided.

i. Amenity Spaces -provision for laundry facilities, bike storage, trash & recycling, and other utility or common spaces may be made in accordance with the goals of the project program. The project developers are encouraged to consider adding such amenities as may be appropriate to enhance the livability of the housing for the tenants.

### **3. Structure**

a. A qualified professional shall examine each building's load-bearing structure, and assess its existing condition to determine suitability of continued use.

b. In general, structure evaluation and design shall be in conformance with IBC Chapter 16 and the American Society of Civil Engineers Minimum Design Loads for Buildings and Other Structures (ASCE 10), 2013.

c. In most residential rehabilitation projects where there is no change in use, it is not expected that the structure will be brought up to new construction standards. Consideration shall be given if there are any proposed changes in use which would impact the occupancy load.

d. Deficiencies identified shall be addressed and repairs will be designed and specified as determined necessary to correct such conditions:

- i. Repairs shall be made to any deteriorated load-bearing structural elements.
- ii. Reinforce, install supplemental or replace structural members determined not to be adequate for use.
- iii. The minimum life expectancy of repairs to the structural elements must be same as the affordability period.

#### **4. Foundations**

- a. Existing foundations shall be examined by qualified professionals
- b. All foundation walls shall be maintained free from open cracks, broken components or deterioration which may compromise the load bearing structural integrity.
- c. New below-grade structures to conform to Chapter 18 of IBC "Soils and Foundation" as appropriate.
- d. All newly installed foundations should be designed and constructed in accordance with the Puerto Rico Building Code.
- e. The minimum life expectancy of repairs to the foundation must be same as the affordability period.
- f. Basement floors
- i. Mechanical rooms -Provide sound concrete floors with raised housekeeping pads for equipment.
- ii. Tenant accessed utility spaces (storage, laundry rooms, etc.) – provide sound concrete floors.
- iii. Where earthen floors are to remain, provide wear layer of peastone (or similar suitable material) over vapor barriers.
- g. Moisture mitigation
  - i. Provide waterproofing or damp proofing as appropriate where possible and as may be required by existing conditions of groundwater and stormwater intrusion into subsurface portions of buildings.
  - ii. Provide vapor barriers covered with a wear layer of peastone over earthen basement or crawl space floors to remain.
  - iii. Ventilation of basements and crawl spaces per IBC, Chapter 1203.

#### **5. Floors**

- a. Minimum Floor System Standards
  - i. All flooring must not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing parts or other serious damage.
  - ii. All sub-floors should be solid and continuous, without liberal movement or bounce, free from deterioration.
  - iii. All flooring must be free from tripping hazards with a minimum of seams spaced at logical locations, such as doorways and matched to the existing floor.
  - iv. All flooring must be sealed and tight at the edges.
  - v. All floors shall be covered with water resistant flooring.
  - vi. Basement floors should be continuous concrete. If not, certain appliances located in this

area will be properly elevated above grade with concrete blocks.

vii. The minimum life expectancy of repairs to flooring must be same as the affordability period.

## 6. Walls

a. Minimum Wall System Standards

- i. The minimum life expectancy of repairs to structural walls, interior walls, interior surfaces, exterior surfaces and firewalls, must be same as the affordability period
- ii. All walls including doors and windows should be maintained in good, sanitary condition and free from any serious defects such as severe bulging or leaning, holes, cracks, breaks, loose surface materials, severe buckling, missing parts, rotting materials, chipped, cracked or peeling paint, falling cement plaster or other serious damage.
- iii. Exterior wall surfaces should be free from chipped, cracking or peeling paint. All such loose paint should be properly prepared, primed, properly painted and maintained weatherproof and properly surface coated where required to prevent deterioration.
- iv. Interior wall surfaces, including doors and windows, shall be maintained in good, sanitary condition and free from chipping, cracking or peeling paint with no loose, cracked or falling cement plaster.
- v. All such loose paint should be completely removed and surfaces primed. All primed surfaces should be properly painted.

## 7. Roofs

a. Minimum Roof Systems Standards

- i. The roof and cap flashings must be structurally sound and weather tight.
- ii. Roof surfaces should be free from defects. No indication of excessive wear or potential failure will be acceptable.
- iii. Roof drainage must be adequate to prevent dampness or deterioration in the walls and interior portion of the structure.
- iv. Roof drains, gutters and downspouts must be in good repair and free from obstructions.
- v. Roof water discharge shall not be directed toward foundations, splash blocks must be included where necessary.
- vi. The minimum life expectancy of repairs must be same as the affordability period.

## 8. Windows and Doors

a. Minimum Window and Door Standards

- i. Every window and door must meet egress requirements (IBC Chapter 10) for dimensions, swing and clearances, and be accessibility (ADA) compliant as required.
- ii. Every window, exterior door and basement or cellar hatchway must be substantially tight, water

and rodent proof and be kept in a state of maintenance and repair.

- iii. All exterior doors to the outside or to a common public hall must be solid core and be equipped with adequate security locks. All windows accessible from ground level must be lockable.
- iv. Every exterior and interior door, when closed, must fit tightly within its frame.
- v. Every exterior and interior door, door hinge and door latch and/or lock must be maintained in good working condition.
- vi. Every exterior window, door and frame must be constructed and maintained in such a manner as to be weather tight with adequate weather stripping.
- vii. All doors and windows must be capable of providing adequate seal against air infiltration, weather elements, and be determined to be appropriately energy efficient in keeping with the overall energy efficiency strategy of the project.
- viii. Every basement or cellar hatchway must be constructed and maintained as to prevent the entrance of rodents, vermin, rain and surface drainage water into the dwelling or structure.
- ix. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants.
- x. A kitchen and or bathroom may pass without a window area provided there is a mechanical means of ventilation which is maintained in working order.

- xi. The requirements for emergency egress from sleeping rooms must be per the Puerto Rico Building Code 1018.1.
- xii. Every window or other opening to outdoor space which is used or intended to be used for ventilation must likewise be supplied with screens covering the entire window areas required for ventilation. The material used for all such screens (doors and windows) must be not less than sixteen (16) mesh per twenty-five (25) mm and must be properly installed, maintained and repaired to prevent the entrance of flies, mosquitoes or other insects. Half screens on windows may be allowed provided they are properly installed and are bug and insect tight.

- b. Existing doors and windows
  - i. Doors and windows to remain should be examined and determined to be suitable for reuse with a minimum remaining useful life the same as affordability period and repaired if necessary
  - ii. Repaired doors and windows shall be tested and modified as necessary to operate properly. Hardware shall be intact and operational, or be replaced with new hardware as required
  - iii. Where existing doors or windows do not meet the standards for egress, condition, and/or energy efficiency deemed appropriate to the project, they shall be replaced by new windows.
- b. New doors and windows
  - i. New doors and windows shall be code compliant, and conform with the IBC Chapter 10

*“Means of Egress”, Puerto Rico Building Code 2011, and the International Energy Conservation Code of Puerto Rico, 2011.*

- ii. All doors and windows shall be installed per manufacturer’s installation guidelines and specifications, and shall incorporate appropriate detail, flashings, joint sealers, and air sealing techniques.
- iii. Replacement of doors (both interior and exterior) and windows must have a minimum life expectancy the same as the affordability period.

## 9. Electrical

- a. Project electrical design should be done by a licensed electrical engineer, or other qualified professional.
- b. Project electrical must be installed by a licensed electrician
- c. Design shall be comply with Fire Code of Puerto Rico, 2011, the International electrical Code, 2011 and the International Energy Conservation Code of Puerto Rico, 2011 and the National Fire Protection Association codes.
- d. In general, the electrical system should be new throughout a building:
  - i. Where existing service entrances, disconnects, meters, distribution wiring, panels, and devices are proposed to remain, they will be examined and determined to be in good condition, code compliant and have a minimum remaining useful life of the affordability period. The designer, in concert with the electrical inspector, shall examine the system and equipment. Existing components of the electrical system may be reused as appropriate. Substandard or critical non-code compliant components shall be replaced.
- e. Electrical service and metering:
  - i. The service entrance size shall be calculated to handle the proposed electrical loads.
  - ii. Metering and disconnects shall be per code and mounted at approved locations.
- f. Electrical distribution system:
  - i. Lighting and receptacle circuits shall be designed per code.
  - ii. Locations and layout of devices and lighting to be logical and accessibility compliant where required.
  - iii. Provision shall be made for the wiring of dedicated equipment circuits and connections for heating, ventilation equipment/exhaust fans, pumps, appliances, etc.
    - g. Developers are encouraged to upgrade to Energy Star® Category.
    - h. Site lighting with shielded fixtures may be provided to illuminate parking and pedestrian walkways, and will conform to local zoning.
    - i. Emergency and exit lighting/illuminated signage shall be per the NFPA 101, Life Safety Code.
- j. Fire detection and alarms:
  - i. Shall be installed as required by code: NFPA 101, Chapters 9.6, 30.3.4 and/or 31.3.4, and comply with NFPA 72, and NFPA 1.
  - ii. Smoke detectors shall be installed per NFPA 30.3.4.5 and 9.6.2.10.
  - iii. Each dwelling unit must have at least one (1) hard-wired smoke detector, in proper operating condition, on each level of the dwelling unit on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, including basements but excepting crawl spaces and unfinished

attics.

- iv. Smoke detectors must be installed in each room used for sleeping purposes.
- v. If the dwelling unit is occupied by any hearing impaired person, smoke detectors must have an alarm system, designed for hearing impaired persons as specified in the National Fire Protection Standard.
- vi. CO detectors shall be installed per Fire Code of Puerto Rico, 2011 and NFPA 101, Chapter 30.3.4.6 and NFPA 720.
- vii. Where required – system annunciation shall be in accordance with NFPA 1.
  - k. Communication low-voltage wiring – provisions for TV, telephone, internet data, security, and intercoms should be considered and installed as appropriate to the project's use and livability.
  - l. Optional solar powered photovoltaic panel system may be installed in accordance with the International Energy Conservation Code of Puerto Rico, 2011.

## **10. Mechanical**

- a. All mechanical systems shall be designed by a mechanical engineer or other qualified professional.
- b. All mechanical systems shall meet all applicable codes such as International Plumbing Code of Puerto Rico, 2011, Mechanical Code of Puerto Rico, 2011, Fuel and Gas Code of Puerto Rico, 2011, International Energy Conservation Code of Puerto Rico, 2011, Fire Code of Puerto Rico, 2011, and the National Fire Protection Association codes.
- c. Fire protection
  - i. In general, all buildings assisted with HTF funds shall have fire suppression as required by the Puerto Rico Fire Department with approved sprinkler systems installed as required by NFPA 101
  - ii. System design to conform to applicable NFPA standard 13 or 13R
  - iii. Underground water services for sprinkler system shall meet NFPA 24
  - iv. Provide fire pumps, standpipes, and fire department connection as required per NFPA 13, 14 & 25.
  - v. Where possible, piping for the sprinkler system shall be concealed.
- d. Plumbing
  - i. Where existing components of a system are to be reused, they will be examined and determined to be in good condition, code compliant and with the International Plumbing Code of Puerto Rico, 2011, have a remaining useful life of the applicable affordability period. Critical non-code compliant components shall be replaced.
  - ii. All fixtures, piping fittings and equipment shall be lead-free.
  - iii. Kitchen fixtures – When existing kitchen fixtures are not in good condition, new sinks and faucets, and associated plumbing shall be installed in each apartment.
  - iv. Bath fixtures – When existing bath fixtures are not in good condition, new water saving toilets, tubs and tub surrounds, lavatory sinks, and faucets shall be installed in each apartment.
  - v. Three and four-bedroom apartments are encouraged to be designed to include 1½ baths minimum where adequate space is available.
  - vi. Provision for laundry rooms or laundry hook-ups may be made per project's program requirements.
  - vii. Provision for other utility plumbing for janitor sinks, floor drains, outdoor faucets, drains for dehumidification systems, etc., may be made as desired or required.
- e. Ventilation
  - i. Indoor air quality will be addressed by the installation of either exhaust only or balanced ventilation systems as required by the Mechanical Code of Puerto Rico, 2011, Fuel and International Energy Conservation Code of Puerto Rico, 2011, Fire Code of Puerto Rico, 2011, and the National Fire

Protection Association codes.

- ii. Air Conditioning systems must be designed per the Mechanical Code of Puerto Rico, 2011 and the International Mechanical Code. Energy Conservation measures are recommended.
- iii. Dwelling units must have access to natural ventilation. Bedrooms must have the provision for the installation of an air conditioning unit if applicable.
- iv. Balanced mechanical ventilation systems are encouraged.
- v. Ventilation controls shall be per applicable codes.

f. Domestic Hot Water:

- i. Hot water system shall be designed as required by the Puerto Rico Building Code P2801.
- ii. Water heating facilities shall be properly installed in accordance with manufacturer's installation and per code requirements, be maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110 degrees Fahrenheit.
- iii. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appliances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely and free from defects and leaks. Each unit should be equipped with a functioning pressure release valve and temperature release valve.

g. Water supply and Waste Water

- i. A potable water supply system shall be installed so as to prevent contamination. Every dwelling unit must have an accessible and properly functioning main shut-off valve with a provision for discharge near the water service entrance point.
- ii. Supply lines and fittings for every plumbing fixture shall be installed to prevent backflow.
- iii. All galvanized piping is to be replaced. Deteriorated, rotted, broken or otherwise worn water supply, vent pipes or waste water pipes must be replaced.
- iv. All deteriorated, blocked, inoperable or leaky equipment shall be repaired or replaced.
- v. Every dwelling unit must contain a bathtub or shower that is properly connected to both hot and cold running water lines under pressure and must be maintained in working order. Faucets shut off valves and plumbing lines should be maintained free from leaks or drips and should be capable of shutting off completely. New tub and shower valves must have balanced pressure thermostatic valves.
- vi. Existing plumbing equipment and fixtures and repairs must be inspected for durable condition. Replacement fixtures must have a life expectancy of a minimum of twenty (20) years.
- vii. Connection to a continuously functioning sanitary wastewater disposal system.

h. Elevators

- i. If a HTF assisted multifamily project has 4 floors or more, a minimum of two elevators must be installed.
- ii. Elevators must be installed per code NFPA 101, Chapter 9.4 and must comply with the International Building Code Chapter 30 "*Elevators and Conveying Systems*" and Chapter 10 "*Means of Egress*" as indicated in the Puerto Rico Building Code, 2011.
- iii. Existing elevators and lifts may be retained if they are appropriate to the use of the building and in serviceable condition with a minimum expected useful life of the affordability period.

## 11. Furnishing, Fixtures and Appliances

a. Signage and identification

- i. Building signage shall be provided. Including building address, apartments' identification, building directory, exits, stairways, common and utility spaces, etc. shall be in conformance with NFPA 101 Life Safety Code, and be accessibility compliant.
- ii. Exit signage will be provided as required by code and be accessibility (ADA) compliant as required.
- b. Fire protection specialties
- i. Provide fire extinguishers in buildings, and in apartments as required by Fire Code of Puerto Rico, 2011 and as directed by the Puerto Rico Fire Department.
- c. Equipment
- i. All new equipment to be ENERGY STAR® rated.
- ii. Existing equipment to be retained and continued to be used shall be in serviceable condition with a minimum expected lifetime as the affordability period.
- iii. Equipment shall conform to the International Energy Conservation Code of Puerto Rico, 2011
- d. Toilet accessories
- i. Each bath will have appropriate accessories such as towel bars, robe hooks, bath tissue holders, etc., installed and securely fastened in place. Accessories shall be located per accessibility requirements (ADA) where necessary.
- ii. Medicine cabinets and mirrors – install in each apartment bath as appropriate.
- e. Shelving must be durable and cleanable. Include shelving for pantries, linen closets, clothes closets and other storage as appropriate, securely fastened in place.
- f. Kitchen appliances
- i. Provide new, full-size (30", 4 burner) stove and refrigerator in each apartment.
- ii. Existing appliances to be reused shall be in good and serviceable condition.
- iii. Provide other appliances (such as microwaves) as may be appropriate to the project.
- iv. All appliances in accessible (ADA) apartment units shall be accessibility compliant, and located in an arrangement providing required clear floor spaces.
- g. Laundries may be included where adequate space is available and when appropriate to meet the project goals. Washers and dryers may be provided in laundry rooms or in apartments.
- h. Playground equipment, if applicable, must be safe and code-approved.
- i. Existing Kitchen cabinetry or countertops proposed to remain shall be in good condition with a minimum remaining useful life same as the affordability period.
- j. New Kitchen cabinetry and counters shall be of good quality and be provided with a cleanable sanitary surface material impervious to water such as high pressure laminate (HPL).
- k. Shop fabricated as one piece assembly where possible. Seal field joints.
- l. Installed level and securely fastened to cabinetry
- m. Bath cabinetry and vanity lavatory tops, when used, should be one piece integral bowl with integral backsplash

## 12. Finishes

- a. Interior Finishes
- i. In general, all interior finishes will be new and installed per manufacturer's recommendations and the standards of quality construction per trade practices and associations related to the particular product or trade, and per Chapter 8 of the IBC "*Interior Finishes*" as instructed by

the Puerto Rico Building Code, 2011.

- ii. Walls & ceilings -Where existing finishes are proposed to remain, they will be determined to meet the standard of being sound, durable, lead-safe, and have a remaining useful life of no less than the affordability period.
- iii. Flooring -All new flooring materials (resilient flooring, wood flooring, laminate flooring, carpet, and/or ceramic tile) shall be installed over suitable substrates per manufacturer's specs and the trade association practices.
- iv. Paint -In general, all interior ceiling, wall, and trim surfaces shall receive renewed coatings of paint (or other clear/stain) finishes. Painting shall be done in a workmanlike manner, and in accordance with the manufacturer's recommendations. All painting including preparation of existing surfaces shall be done in a lead-safe manner.
- v. Acoustical Treatments – Dwelling units separated acoustically using Section 1207 of the IBC as a guideline minimum standard.

b. Exterior Finishes

- i. All exterior finishes must comply with Chapter 14 of the IBC "Exterior Walls" as instructed by the Puerto Rico Building Code, 2011.
- ii. Paint
  - oIn general, all existing exterior concrete or wood surfaces shall receive new paint coatings, except as appropriate due to the recent application of paint or the sound condition of existing coatings
    - oExamine surfaces and apply paint only to sound acceptable materials and surfaces.
    - oPrepare surfaces properly, removing loose or peeling previous paint.
    - oPaint prep shall be done in accordance with applicable lead safe standards.
    - o Before painting, assure that any moisture issues which may compromise the life expectancy of the paint system are remedied.
    - oExterior paint systems shall be compatible, and installed in accordance with manufacturers' specifications.
  - i. Porches, decks, balconies and steps
    - oExisting porches, decks, balconies, steps and railings proposed to remain shall be examined and repaired as necessary. Repair and reconstruction shall be carried out to assure that they will have a continued useful life of the remaining affordability period.
      - oInspect structure for soundness and reconstruct any deteriorated members as required.
      - oInstall new support piers as may be required.
      - oPatch existing decking with matching materials, or install new durable decking.
      - oRailings shall be sound and adequately fastened to meet code requirements for structural loading. Repair or replace in-kind as appropriate. Railings shall meet code requirements for height of protective guards, or have supplemental guards installed.
      - oSteps shall be safe and sound and meet applicable codes, with railings as necessary.
      - oAll balconies and porch elements shall be able to withstand the weather elements to prevent premature deterioration.

## **12. Construction Materials**

Must follow state and local codes related to the construction in Puerto Rico.

#### **IV. Lead Based Paint**

All HTF funded projects must conform to all applicable provisions of 24 CFR Part 35 regarding lead-based paint. HTF assisted projects must also conform to all Puerto Rico laws and regulations, as well as EPA requirements regarding lead-based paint, including protection of workers who may be exposed to lead paint during the construction process. Some provisions include:

- 1 All homes constructed before January 1, 1978 will be evaluated for lead based paint hazards. Evaluation will be done by a qualified, certified or licensed person as required under the regulations at 24 CFR 35. A qualified lead based paint inspector or risk assessor is certified or regulated by a state or local health or housing agency or an organization recognized by HUD.
- 2 As required under 24 CFR 35, 24 CFR 570.608, 24 CFR 982.401 all lead based hazards will be identified and reduced through paint stabilization, interim controls or abatement as required.
- 3 Safe work practices will be followed at all times in a manner which insures the health and safety of workers and residents, especially children
- 4 During lead hazard reduction efforts, the work area will be sealed and the family will be protected or relocated as required by the regulations.
- 5 Final Clearance will be achieved on all lead hazard reduction activities as required under the regulations.

6. Applicable Federal Regulations must be employed, such as:

- a. HUD Lead Safe Housing Rule (Title 24, Part 35) requires various levels of evaluation and treatment of lead paint hazards when federal money is used for rehabilitation of target housing.
- b. EPA Renovation Repair and Painting Rule (40 CFR Part 745) – Requires contractors conducting renovation, repair or maintenance that disturbs paint in target housing or child occupied facilities to be licensed by EPA and use lead safe work practices to complete the work. Developers must ensure contractors are properly trained and licensed.
- c. HUD/EPA Disclosure Regulations (Title 24, Part 35, Subpart A) – Requires owners of target housing to disclose all lead paint records and related information to potential buyers and/or tenants.
- d. OSHA Lead in Construction Rule (29 CFR Part 1926.62) -Proscribes personal protection measures to be taken when workers are exposed to any lead during construction projects.

#### **V. Accessibility**

Housing that is rehabilitated with HTF funds must meet all applicable federal and state regulations regarding accessibility for persons with disabilities. An overview of these requirements is provided below; however, the applicability of these rules is complex and therefore it is recommended that developers seeking HTF funds consult with a qualified design professional.

General Requirements:

- 1 Projects shall meet applicable Federal and Local Regulations and Rules
- 2 The number of accessible apartment units shall be determined by the code requirements
- 3 Projects shall comply with the American's with Disabilities Act (ADA), Title II (for public entities) and Title III (for places of public accommodations) implemented at 24 CFR parts 35 and 36, and 2010 ADA Standard for Accessible Design and attendant Design Guide (DOJ), as applicable
- 4 Projects, if applicable, shall comply with the Fair Housing Act, which states in part that covered multifamily dwellings as defined by HUD's implementing regulations at 24 CFR 100.201 must meet the design requirements at 24 CFR 100.205.

5 Projects, if applicable, shall comply with Section 504 of the Rehabilitation Act of 1973 implemented at 24 CFR Part 8.

6. For “substantial” rehabilitation (projects with 15 or more total units and the cost of rehabilitation is 75% or more of the replacement cost):

- a. At least 5% of the units (1 minimum) must be made fully accessible for persons with mobility impairments based on the Uniform Federal Accessibility Standards (UFAS).
- b. In addition, at least 2% of the units (1 additional unit minimum) must be made accessible for persons with sensory impairments.
- c. Common spaces must be made accessible to the greatest extent feasible

6 For projects with “less-than-substantial” rehabilitation (anything less than “substantial”), the project must be made accessible to the greatest extent feasible until 5% of the units are physically accessible, and common spaces should be made accessible as much as possible.

## **VI. Disaster Mitigation**

To the extent applicable or relevant, the housing must be improved to mitigate the potential impact of potential disasters (e.g. earthquakes, hurricanes, floods, wildfires, extended power outages) in accordance with state or local codes, ordinances, and requirements, or such other requirements that HUD may establish.

- 1 Projects shall meet FEMA federal regulation, and HUDs’ floodplain management requirements at 24 CFR 55, including the 8-Step Floodplain Management Process (when applicable) at 24 CFR 55.20.
- 2 Projects shall meet the Puerto Rico Building Code regulations Section 1613 for Earthquake Loads protection; and the American Society of Civil Engineers Minimum Design Loads for Buildings and Other Structures ASCE 10 Section 9.0.
- 3 Projects shall meet the American Society of Civil Engineers Minimum Design Loads for Buildings and Other Structures ASCE 10 Section 9.13.6.2.3 for Hurricane (Wind Force) protection.

## **VII. State and Local Codes, Ordinances, and Zoning Requirements.**

Eligible Projects must meet all applicable international and local codes, ordinances and requirements. In the absence of state or local building codes, the housing must meet the International Building Code of the International Code Council.

All work shall comply with all applicable international and Puerto Rico local codes, ordinances, regulations and zoning requirements.

Applicable state codes include but are not limited to:

- 1 Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo u uso De Terreno, 2015
- 2 Puerto Rico Building Code, 2011
- 3 International Building Code (IBC), 2015
- 4 Residential Code for One and Two Family Dwellings of Puerto Rico, 2011
- 5 Fire Code of Puerto Rico, 2011
- 6 National Fire Protection Association (NFPA), 2015
- 7 Mechanical Code of Puerto Rico, 2011
- 8 International Plumbing Code of Puerto Rico, 2011
- 9 Fuel and Gas Code of Puerto Rico, 2011
- 10 International Energy Conservation Code of Puerto Rico, 2011
- 11 Existing Puerto Rico Building Code, 2011

- 12 Private Sewage Disposal Code of Puerto Rico, 2011
- 13 American Society of Civil Engineers Minimum Design Loads for Buildings and Other Structures (ASCE 10), 2013.
- 14 Fair Housing Act Design Manual, 1998
- 15 Section 504 of the Rehabilitation Act
- 16 Americans with Disabilities Act Design Standards, 2010
- 17 29 CFR Part 1910 Occupational Safety and Health Administration (OSHA)

Please note that the PRHFA HTF assisted project must demonstrate compliance with all local codes. The HTF Standards are designed to exceed the Uniform Physical Condition Standards (UPCS) and ensure that upon completion the HTF assisted project and units will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703. See Appendix B (UPCS) for a list of Inspectable Items and Observable Deficiencies, including descriptions of the type and degree of deficiency for each item that any HTF assisted project must address, at a minimum.

### **VIII. Uniform Physical Condition Standards (UPCS)**

Housing assisted with HTF funds and which are placed in service must follow state and local codes which include all inspectable items and inspectable areas specified by the US Department of Housing and Urban Development (HUD) based on the HUD physical inspection procedures, known as the Uniform Physical Condition Standards (UPCS) prescribed by HUD pursuant to 24 CFR Part 5.703. These standards address the major areas of the HUD housing: the site, the building exterior, the building systems, the dwelling units, the common areas, and health and safety considerations. The Uniform Physical Condition Standard (UPCS) responds to inspectable items and observable deficiencies for the site, building exterior, building systems (multifamily housing only), and common areas (multifamily housing only).

All HTF assisted projects must ensure that the housing will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703. The PRHFA will adopt and create a specific variation of the Uniform Physical Condition Standard (UPCS) incorporating the specific construction methodologies and materials utilized in Puerto Rico. Each performance requirement has an established acceptability criteria for determining the minimum acceptable conditions. The inspection staff of the PRHFA will be qualified to perform the assessment of the UPCS

Variation and employ “good judgment” when an evaluation criteria may be open for interpretation.

Please refer to the HOME Program Rehabilitation and New Construction Standards, 2015 “*Estándares de rehabilitación y Nueva Construcción, 2015*”, for particular requirements in multifamily housing and the Technical Specifications, 2006 of the HOME Program Rehabilitation and New Construction division for structural and material specifications regarding particular construction methodologies in Puerto Rico.

See appendix B for a complete list of items regarding the Uniform Physical Condition Standard for Multifamily Rehabilitation, and Appendix B for the Uniform Physical Condition Standard for Single Family Rehabilitation.

### **IX. Energy Efficiency**

1. All additions, alterations or renovations shall comply with latest local building and the International Energy Conservation Code of Puerto Rico, 2011

2. Comply with Energy Star standards and above code where feasible and contributing to significant energy savings.
3. If possible, avoid or minimize air-conditioning with natural ventilation or other passive cooling strategy. Ensure that adequate cooling and ventilation is included in all elderly developments.
4. Consider renewable energy sources such as solar thermal collectors, photovoltaics (or pre-wire and provide adequate roof structure so that systems can be added when feasible), using research grants and rebates when possible.

## **X. Historic Buildings**

Any building or structure that is listed in the State or National Register of Historic Places, designated as a historic property under local or state designation law or survey, certified as a contributing resource with a National Register listed or locally designated historic district and is considered a Historic Building by the State Historic Preservation Office; shall be rehabilitated in a manner consistent with the requirements of Section 106 of the National Historic Preservation Act and any imposed guidelines by the Institute of Puerto Rican Culture and the State Historic Preservation Office. It shall comply with Existing Puerto Rico Building Code, 2011 and with NFPA 101, Chapter 43.10.4

**8. Rehabilitation Standards.** The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

See Appendix.

**9. Resale or Recapture Guidelines.** Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter “N/A”.

N/A

**10. HTF Affordable Homeownership Limits.** If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter “N/A”.

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

The State will not limit beneficiaries and/or give preferences to any segments of the extremely low-income population.

**12. Refinancing of Existing Debt.** Enter or attach the grantee’s refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter “N/A.”

The PRHFA will not refinance existing debt with the HTF funds.

**Discussion:**

## Attachments

### Citizen Participation Comments

GOBIERNO DE PUERTO RICO DEPARTAMENTO DE LA VIVIENDA																																
AVISO PÚBLICO																																
DISPONIBILIDAD DE LOS BONOS																																
PLAN DE ACCIÓN CONSOLIDADO DE VIVIENDA Y DESARROLLO COMUNITARIO DEL ESTADO 2014																																
<p>El Departamento de la Vivienda de Puerto Rico (DVR) sigue las disposiciones de la Ley Federal de Desarrollo de la Vivienda y Desarrollo Urbano de los Estados Unidos de América (Ley), por las cuales en inglés y/o reglamento o acuerdo, estos nombran a los alcaldes de los 78 municipios organizados en el marco de otras organizaciones de base de 16 organizaciones culturales, ambientales y deportivas; agencias gubernamentales, empresas privadas, y el público en general, que el Gobierno de Puerto Rico estará trabajando con la Oficina de los Jueces de Hacienda, el Plan de Acción Consolidado de Vivienda y Desarrollo Comunitario del Estado correspondiente al año Programa 2014.</p>	<p>Chamorro a favor de los municipios (norte-centro-este): Jayuya, Aguadilla, Aguas Buenas, Añasco, Arroyo, Anasco, Barceloneta, Camuy, Coamo, Corozal, Culebra, Dorado, Florida, Guayanilla, Gurabo, Hatillo, Hormigueros, Jayuya, Juncos, Lares, Loíza, Luquillo, Ponce, Rio Grande, Santurce, Utuado, Vázquez, Morovis, Morovis, Naguabo, Naguabo, Orocovis, Ponce, Ponce, Guayanilla, Rincon, Salinas, Orocovis, Ponce, Utuado, Santurce, Loíza, Luquillo, Vázquez, Morovis y Jayuya.</p>																															
<p>La autoridad para la administración y ejecución de las disposiciones de la Ley es la Oficina de la Vivienda, que recibió la autoridad para el desarrollo de los siguientes programas:</p>	<p>En cumplimiento con las disposiciones mencionadas del Programa las fondos se utilizarán para fomentar a cada comunidad y atender las necesidades de vivienda, desarrollo económico, desarrollo comunitario y servicio público que beneficien principalmente a los sectores de menor poder y necesidad. Entre los objetivos mencionados se encuentran, entre otros, las necesidades de gobierno local, el desarrollo e implementación de estrategias para frenar las necesidades de vivienda y hogar, fomentar la administración de las viviendas y las necesidades de vivienda y hogar de las comunidades para resolver las necesidades identificadas.</p>																															
<p>La autorización de los fondos se basará conforme a la Ley H.R. 1474, seguidamente mencionada, (Código Municipal de Puerto Rico) la cual establece que los mismos serán distribuidos en partes iguales entre todos los municipios y autoridades, con el fin de promover y desarrollar los municipios de igual y diversa manera de acuerdo a un quinto por ciento (1/5) adicional al otorgado a los demás municipios. Asimismo de la asignación proveniente de H.R. 1474, se autoriza en la medida que sea necesario, un total de \$10,325,733 en fondos provenientes de hogar y desarrollo para ser utilizados por los municipios que planearon dicho impacto en su desarrollo de acuerdo a la política del Departamento a cada ciudad.</p>	<p>La autorización de los fondos se basará conforme a la Ley H.R. 1474, seguidamente mencionada, (Código Municipal de Puerto Rico) la cual establece que los mismos serán distribuidos en partes iguales entre todos los municipios y autoridades, con el fin de promover y desarrollar los municipios de igual y diversa manera de acuerdo a un quinto por ciento (1/5) adicional al otorgado a los demás municipios. Asimismo de la asignación proveniente de H.R. 1474, se autoriza en la medida que sea necesario, un total de \$10,325,733 en fondos provenientes de hogar y desarrollo para ser utilizados por los municipios que planearon dicho impacto en su desarrollo de acuerdo a la política del Departamento a cada ciudad.</p>																															
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<ul style="list-style-type: none"> <li>Mejoramiento de viviendas y facilidades públicas que permitan la mejoría en condiciones de vida de los habitantes de las barriadas, incluyendo la accesibilidad a las personas con discapacidades.</li> <li>Actividades que promueven el desarrollo económico y oportunidades de empleo a personas de ingresos bajos y medianos.</li> <li>Reinvención de zonas comunitarias en desarrollo rural que crean un espacio de convivencia.</li> <li>Provisión de servicios públicos, servicios y de acceso adecuado de las personas de ingresos bajos y medianos en sectores rurales y de la periferia de las ciudades.</li> <li>Mejoramiento de las viviendas y facilidades públicas en hogares y en las zonas de primera infancia.</li> <li>Mejoramiento de viviendas y facilidades públicas en hogares y en las zonas de primera infancia.</li> </ul>	<p>Note: The Municipal Mayor would like to add a note in the amount of \$469,674.48 to 49 municipalities, or \$472,875.88 (Vieques and Culebra, plus administrative) to the Public Service and Administration categories or a lower amount in the Public Services category, increasing the allocation for the Free Carter Project.</p>																															
<p>Las autoridades designadas del Gobierno de Puerto Rico distribuyeron los fondos que se describen en la siguiente tabla en el Bono de Puerto Rico para el Desarrollo Comunitario (CDRG).</p>	<p>Las autoridades podrán solicitar propuestas para desarrollar las actividades que se describen a continuación en el Bono de Puerto Rico para el Desarrollo Comunitario (CDRG).</p>																															
<p>I. Adquisición en Bases de Estado para el Desarrollo Comunitario (CDRG)</p>	<p>Actividad administradora: Departamento de la Vivienda</p>																															
<p>Presupuesto designado por año Programa 2014</p>	<p>\$22,136,580.00</p>																															
<p>Distribución para categorías:</p>	<p>Alcaldesas y Municipios: \$21,047,687.49</p>																															
<p>Administración del Estado: \$663,746.51</p>	<p>Administración adicional del Estado: \$700,000.00</p>																															
<p>Partido de Amazonas: \$60,000.00</p>	<p></p>																															
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<p><b>Actividades de desarrollo económico</b> - Invierte en desarrollo económico para apoyar el desarrollo de microempresas, empresas existentes o nuevas, cuyos desarrollos generen un porcentaje de ingresos bajos o moderados.</p> <p><b>Fondos para Administración</b> - Los municipios podrán solicitar hasta un máximo de 17% de su asignación para gastos administrativos, según permitido por la reglamentación federal.</p> <p><b>Fondo de Emergencia</b> - Los municipios podrán solicitar fondos para emergencias, según disponibilidad. El límite de fondos a solicitar es un total estipulado en \$100,000.00. Los municipios que han sido catalogados dentro de la lista de alta prioridad podrán solicitar un período máximo de 180 (180) días, conforme a la urgencia del caso. Considerando que estos fondos son para atender necesidades de urgencia, no se considerarán extensiones de tiempo. Por tanto, fondos no gastados y recibidos en dicho período serán recuperados.</p>	<p>La AYV expresa los fondos de la siguiente manera:</p> <p><b>Administración y planificación</b> \$71,171.00 (0%)</p> <p><b>Actividades elegibles de vivienda de alquiler y asistencia a damnificados (en el caso de asistencia a damnificados siempre que no excedan el 10% de la asignación)</b> \$641,441.70 (80%)</p> <p><b>TOTAL</b> \$712,612.00</p> <p><b>IV. Inventario de Soluciones de Emergencia (antes Programa de Albergues Emergencia) - aG-</b></p> <p><b>Agencia administradora:</b> Departamento de la Familia</p> <p><b>Presupuesto para 2019:</b> \$5,401,169.00</p> <p><b>Clasificación de servicios:</b> Funciones sin hogar o sin techo de acuerdo a los 70 municipios de Puerto Rico.</p> <p><b>Detallado por categoría:</b></p>
<p><b>V. Programa de vivienda para el desarrollo de vivienda: "Hogar Invertido en Fomento" (HOME)</b></p>	
<p><b>Agencia administradora:</b> Autoridad para el Fomento de la Vivienda (APFV)</p>	
<p><b>Presupuesto asignado al programa HOME:</b> \$12,713,840.00</p>	
<p><b>Clasificación de servicios:</b> Ingresos bajos y muy bajos de los 70 municipios de Puerto Rico.</p>	
<p><b>Distribución por Categoría:</b></p>	
<p>Administración y planificación</p>	<p>Total</p>
<p>Rehabilitación o nueva construcción para asilo</p>	<p>Por cliente</p>
<p>Rehabilitación o nueva construcción para asilo multifamiliar</p>	<p>Centros Asistencia y Desarrollo</p>
<p>Total</p>	<p>Presupuesto para 2019: \$1,001,209.40</p>
<p>Rehabilitación o nueva construcción para asilo</p>	<p>100%</p>
<p>Rehabilitación o nueva construcción para asilo multifamiliar</p>	<p>0%</p>
<p>Total</p>	<p>Presupuesto para 2019: \$1,001,209.40</p>
<p>Presupuesto asignado al programa HOME: \$1,001,209.40</p>	<p>100%</p>
<p><b>VI. Programa de Soluciones de Emergencia (GIG), por asilo en Inglaterra:</b></p>	
<p>El Programa GIG tiene como objetivo:</p>	
<p>• Aliviar a los individuos y familias sin hogar que viven en la calle.</p>	
<p>• Ofrecer alojamiento en alguna modalidad de vivienda a los individuos y familias sin hogar.</p>	
<p>• Ayudar a operar y proveer servicios esenciales en los establecimientos de emergencia para individuos y familias sin hogar.</p>	
<p>• Mantener que individuos y familias seguían a ser personas sin hogar.</p>	
<p>Los beneficiarios elegibles para el año 2019 incluyen, según detallado en la Tabla anterior: Alquiler en la Calle, Albergue de Emergencia, Prevención, Recolocamiento Rápido, Data Collection HMD, y Centros Administrativos y Entidades (Institutos) y organizaciones de base de la vivienda de alquiler.</p>	
<p>Los objetivos principales para el año 2019 incluyen:</p>	
<p>• Proyectos de servicios de alcance y de respaldo rápido.</p>	
<p>• Albergue de Emergencia sin garantía (pocación, edad, horario).</p>	
<p>• Aliviar a los individuos y familias sin hogar que viven en la calle.</p>	
<p>• Utilizar rápidamente en alguna modalidad de vivienda a los individuos y familias sin hogar.</p>	
<p>• Ayudar a operar y proveer servicios esenciales en los establecimientos de emergencia para individuos y familias sin hogar.</p>	
<p>• Mantener que individuos y familias seguían a ser personas sin hogar.</p>	
<p>El Departamento de la Familia (DF) utiliza un método de distribución de fondos que incluye, presentar una solicitud de proyecto competitivo al primer año, y el segundo año se distribuyen los fondos conforme al nivel de desempeño de los proyectos y disponibilidad de los fondos por parte de HUD.</p>	
<p>La disponibilidad de fondos se informa, anualmente, a través de un anuncio público en un periódico de circulación general, llamado, se informa o en el informe de cumplimiento continuo (CCD) y consta para que informen a los beneficiarios que obtienen fondos a las personas sin hogar o en riesgo de estar sin hogar en las páginas establecidas con su permiso en la sección:</p>	
<p><b>V. Ocupación de vivienda para personas con VIH/SIDA (HOPWA)</b></p>	
<p><b>Agencia administradora:</b> Departamento de Salud, en conjunto con el Municipio de San Juan, Oficina Central de Asuntos del Trío y Entidades Troncales (OCET).</p>	
<p><b>Presupuesto para programa HOPWA:</b> \$2,687,917.00</p>	

Categorías de servicios:	
Personas afectadas por el VIH o SIDA y sus familiares, que creen que su ingreso o el de su familia no excede la categoría de ingresos bajo, según establecido por el Departamento de la Vivienda Federal (HUD), por su sigla en inglés:	
Familias:	
Personas afectadas por el VIH o SIDA y sus familiares:	Dependiendo de la edad: \$7,438.00 (85 de \$2,547.77)
Personas Municipio de San Juan:	\$6,513.579
Familias administrativas Municipio de San Juan: \$175,720.00 (75 de \$23,027.41)	
Gran Total:	\$2,587,317.00

El Programa está dirigido a desarrollar estrategias que permitan satisfacer las necesidades de las personas que padecen VIH o SIDA y sus familiares. Se möchte prever un desarrollo estable para las familias que están experimentando una crisis económica como resultado de complicaciones y situaciones que se presentan en los servicios ofrecidos por el VIH o SIDA. A través del modelo de Cuidado Continuo (continuum of care) se ofrecen servicios preventivos o disruptivos que promueven la calidad de vida.

HPANA está dirigido al Departamento de Salud de Puerto Rico, bajo su cooperación directa de la Oficina Central para Aventuras del SIDA y Entidades Interinstitucionales (OCASEI), pero su administración es delegada al Municipio de San Juan.

Los fondos a ser delegados, podrán ser utilizados por municipios y organizaciones en línea de acuerdo con las actividades siguientes:

#### Servicios de Vivienda:

- Vivienda (pago de renta, hipoteca y utilidades a corto plazo (TRMU))
- Vivienda transitoria con servicios de apoyo (vivienda hasta 24 meses y servicios de apoyo)
- Vivienda permanente: (Alquiler en el Pago de Renta Tercera -Third Rent Assistance TRRA, y vivienda por más de 24 meses con servicios de apoyo)

#### Vivienda transitoria: (Albergue)

#### Servicios de Apoyo:

- Servicios nutricionales (almuerzo-facilitar)

#### Evaluación Nutricional\*

#### Cuidado diario

#### Manejo de casos

#### Servicios de salud mental\*

#### Servicios multiculturales\*

Todos los servicios de apoyo en función de mantener una vivienda.

Nota: Los servicios de apoyo, excepto servicios nutricionales, están destinados a servicios de vivienda transitoria o permanente. Como proveedor de alquiler rápido, solamente se cubren servicios que no requieren intervención por parte de los proveedores privados ni públicos.

La distribución de fondos se hará conforme a lo descrito en el Plan de Acción desarrollado por la Oficina Central para Aventuras del SIDA y Entidades Interinstitucionales (OCASEI) en la Línea de Lucha contra el VIH y SIDA en Puerto Rico, el día 7 de marzo de 2004. Las organizaciones privadas de línea de lucha y los municipios que no están incluidos en Área Estadística Metropolitana de Caguas, Bayamon y San Juan (AEMB), por su apoyo en miles, recibirán fondos para su propia iniciativa. Los fondos serán destinados a la ejecución de las propuestas comentadas. Se podrán designar fondos a organizaciones del AEMB. En Juan-Dominicanos quedan destinados de fondos en adjudicar a los organizaciones del AEMB de Puerto Rico.

#### Cómo emitir comentarios:

En cumplimiento con las disposiciones de la Sección 91115 del Título 24 del Código de Regulaciones Federales y conforme al Título 7 de la Ley de Vivienda y Desarrollo Comunitario del 1974, según enmiendado, el Plan de Acción estará disponible a partir de la fecha de publicación de este boletín:

- Deja tu comentario en la MyVivenda Program CDBG: \$10 de la página Web: [www.housing.vp.dos.gov/case/submitcomment](http://www.housing.vp.dos.gov/case/submitcomment)
- Deja tu comentario en la Oficina Central para Aventuras del SIDA (Oficina de Informática e Informática): Programa ESQ: \$10 de la página Web: [www.ocasei.pr.gov/submitcomment](http://www.ocasei.pr.gov/submitcomment)
- Deja tu comentario en el 1000 Programa PONCHA: Sitio de la página Web: [www.poncha.pr.gov](http://www.poncha.pr.gov)
- Autoridad para el Fomento Comunitario de la Vivienda: Programa HCD y HCD: \$10 de la página Web: [www.hcd.pr.gov](http://www.hcd.pr.gov)

Las personas que tengan dificultad para acceder el Plan a través de internet, deberán comunicarse al 787-27-0252 ext. 5112 para coordinar un método alternativo de acceso.

Se aceptarán comentarios por escrito durante los próximos treinta (30) días, a partir de la fecha de la publicación del boletín del Plan de Acción el lunes, 10 de junio de 2004. No se aceptarán comentarios o quejas o comentarios recibidos después del 10 de julio de 2004. Otras conformidades deberán estar dirigidas a:

programas@hacienda.pr.gov

Lado: William O. Rodriguez Rodríguez  
Secretario

Publicado hoy lunes, 24 de junio de 2004. DCE-IA-2003-00074



#### Anuncio Público

#### Programa de Alimentos para el Cuidado de Niños y Adultos (PANA)

Hay el **Municipio de Caguas**, anuncia su patrocinio al Programa de Alimentos para el Cuidado de Niños y Adultos del Departamento de Agricultura de los Estados Unidos (USDA). El PANA es un programa federal que proporciona fondos que permiten a los patrocinadores ofrecer comidas y meriendas nutritivas a los niños y a los adultos que viven en hogares de vivienda, creciendo, enseñando y desarrollando de niños, jóvenes y adultos en los Estados Unidos y sus territorios.

Los que de elegibilidad de ingresos que se presentan a continuación se utilizan para determinar el monto que la Institución puede obtener del Servicio de Alimentos y Nutrición del Departamento de Agricultura, la agencia administradora en Puerto Rico.

#### Guía de elegibilidad de ingresos

#### Programa de Alimentos para el Cuidado de Niños y Adultos

(Efectivo desde el 1 de julio de 2004 hasta el 30 de junio de 2005)

NUMERO DE MIEMBRO EN EL HOGAR	GRATIS	REDUCIDO
1	18,576	1,656
2	26,572	2,292
3	33,568	2,928
4	40,560	3,564
5	40,554	3,563
6	54,546	4,596
7	61,540	5,129
8	68,536	5,712
Por cada miembro adicional añadido	6,094	503
	125	3,533
	305	152

Los servicios de Desayuno, Almuerzo, Merienda se ofrecerán en la siguiente fechas:

Martes: Desayuno Caguas Industrial

Domingo: Desayuno 900 Almuerzo 2:15 P.M. Cambalache Caguas, Puerto Rico 00729

Martes: Desayuno 9:00 A.M. Caguas Franco

Teléfono: (787) 257-2366

Horario de Servicio: Desayuno: 8:00 a.m. - 8:45 a.m. / Almuerzo: 12:45 p.m. - 1:15 p.m. / Merienda: 1:30 p.m. - 2:30 p.m.

El Municipio de Caguas informa las responsabilidades y derechos del Programa:

- Los comidas están disponibles para los participantes actualmente y potencialmente de forma gratuita.
- Los comidas están disponibles para todos los participantes y a todos los participantes se les sirven las mismas comidas independientemente de su raza, color, origen racial, sexo, identidad de género u orientación sexual, edad o discapacidad y no hay discriminación en el cargo del servicio de alimentos sobre la base de los deseos principales.
- Los participantes con derecho limitado del inglés tienen derecho a servicios preferentes de asistencia en idioma o en idioma que puedan entender (por ejemplo, servicios de traducción e interpretación).
- Los participantes con discapacidades tienen derecho a adaptaciones gratuitas en un idioma o en una otra alternativa que pueda entender (p. ej., Ayuda y servicios auxiliares y modificaciones necesarias).
- Los participantes del Programa con una discapacidad que requieren instalación de comidas en su hogar tienen derecho a asistencia gratuita.

Consultar con Karla T. González Franco número al 787-957-2366 y / o [tgonzales@canoavasagovpr.gov](mailto:tgonzales@canoavasagovpr.gov) para más información.

Para obtener información adicional sobre el Programa y cómo puede participar en los servicios de comidas o convertirse en un colaborador para asistir a Registros (niños / adultos), puede comunicarse con la Línea: Teléfono Díaz Zayas, coordinador de PANA, al 787-738-2006, ext. 4623786/4623753 o enviar un correo electrónico a [dzayas@hacienda.pr.gov](mailto:dzayas@hacienda.pr.gov).

#### Declaración de No Discriminación de USDA

De acuerdo con la Ley Federal de Derechos Civiles y las normas y políticas de derechos civiles del Departamento de Agricultura de los Estados Unidos (USDA), esta entidad está prohibida de discriminar por razones de raza, color, origen racial, sexo, identidad de género u orientación sexual, discapacidad, edad, o representación o asociación con individuos protegidos de derechos civiles.

La Institución no discrimina en su funcionamiento, en su administración o en sus servicios a personas que usan el inglés. Las personas con discapacidades que requieren medios alternativos de comunicación para obtener la información del programa (por ejemplo, Braille, letra grande, carta de audio, lenguaje de señas americano (ASL), etc.) deben comunicarse con la agencia local o esa persona responsable de administrar el programa o con el Centro TARDI del USDA al (703) 720-2500 ( voz y TTY) o comunicarse con el USDA o el Oficina del Servicio Federal de Reclamaciones (800) 727-8236.

Para presentar una queja o una denuncia en el programa, el demandante debe llenar un formulario AD-322, formulario de queja o denuncia en el programa, el cual puede obtenerse en línea en: <https://www.usda.gov/sites/default/files/documents/ad322.pdf>, de consultar oficina de USDA, llamando al (800) 623-7302 o dirigirse a una oficina dirigida a USDA. La oficina debe conservar el nombre del demandante, la dirección, el número de teléfono y una descripción escrita de la acción discriminatoria allegada con suficiente detalle para informar al Subsecretario de Derechos Civiles (OSCR) sobre la naturaleza y fecha de una queja o denuncia de violación de derechos civiles. El formulario AD-322 considerado o se responde dentro de 1 a 15 días.

1. correo: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-0422; or
2. fax: (800) 295-1655 o (303) 693-4445; o
3. correo electrónico: [program.intake@usda.gov](mailto:program.intake@usda.gov).

Esta institución es un proveedor que ofrece oportunidades:

Autorizada por la Oficina del Contralor Electoral #OCB-54-2024-06048

P.O. Box 1612 Caguas PR, 00729-1612 (787) 876-2229 / (787) 876-5100

GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING												
<b>PUBLIC NOTICE</b> <b>AVAILABILITY OF THE DRAFT STATE CONSIDERED HOUSING AND COMMUNITY DEVELOPMENT ACTION PLAN 2004</b>												
<p>The Puerto Rico Department of Housing (PRDOH), following the provisions of the U.S. Department of Housing and Urban Development (HUD), Federal Law and applicable regulations, wishes to notify the citizens of the 31 municipalities; non-profit organizations; faith-based organizations; cultural, environmental and archaeological organizations; government agencies; private businesses; and the general public that the Government of Puerto Rico will be filing with HUD's San Juan Office the Consolidated Action Plan for Puerto Rico. Said-based regulation, dated 12/10/2002, on the consolidated action plan, grants the opportunity for government, private and corporate businesses, and the general public that the Government of Puerto Rico will be filing with the HUD San Juan Office the State Consolidated Action Plan for Housing and Community Development corresponding to Program Year 2004.</p> <p>In accordance with the notification issued by the federal government, the Government of Puerto Rico will receive the amount of \$42,105,887.00 for the following programs:</p>												
Program	Agency	Allocation of Funds for Program Year 2004										
Community Development Block Grant (CDBG)	Department of Housing	\$69,131,884.00										
Emergency Solutions Grant (ESG)	Department of the Family	\$3,461,149.00										
Housing Trust Fund (HTF)	Housing Finance Authority	\$712,713.00										
Home Investment Partnership Program (HOME)	Housing Finance Authority	\$13,212,634.00										
Housing Opportunities for Persons With AIDS (HOPWA)	Department of Health and the Municipality of San Juan	\$2,957,717.00										
<b>Total</b>		<b>\$42,105,887.00</b>										
<p>As part of the process of analysis, consultation and citizen participation in the consolidated planning process, the following needs and priorities were identified and will be addressed with the allocated funds:</p> <ul style="list-style-type: none"> <li>• Improvements to infrastructure and public facilities to improve the living conditions of the needed communities, including accessibility to them.</li> <li>• Activities that promote economic development and employment opportunities for low and moderate income persons.</li> <li>• Rehabilitation of deteriorating community areas and those with immediate needs.</li> <li>• Provision of public services and infrastructure for the benefit of low- and moderate-income persons. In those segments of the population with special needs, including the homeless, the elderly and persons affected by HIV.</li> <li>• Activities for the development of affordable housing for sale or for rent, either new construction or rehabilitation of existing units, with priority given to rental and rehabilitation housing.</li> <li>• Rehabilitation or conversion of facilities for the shelter of homeless and HIV-affected persons.</li> <li>• Moving services for homeless persons and crisis of homelessness persons.</li> </ul> <p>The funds allocated to the Government of Puerto Rico will be distributed in the categories described below:</p>												
<b>I. Community Development Block Grant (CDBG) / Community Development Block Grant (CDBG)</b> <b>Administrating agency: Puerto Rico Department of Housing</b>												
<b>Allocated Budget for Program Year 2004:</b> \$22,131,884.00 <b>Distribution by categories:</b>												
Allocation to Municipalities \$21,867,607.49 State Administration \$63,746.51 Additional State Administration \$190,000.00 Emergency Fund \$90,000.00												
<b>Clientele to serve:</b> The 31 "non-enclavado" municipalities (Adjuntas, Aguadilla, Aguas Buenas, Alberto, Añasco, Arroyo, Barcelona, Barranquitas, Camuy, Cataño, Ceiba, Coamo, Comerío, Corozal, Culebra, Dorado, Florida, Guánica, Gurabo, Hato Rey, Hormigueros, Jayuya, Juncos, Lares, Loíza, Luján, Maunabo, Los Piedras, Luquillo, Moca, Morovis, Moca,												
Morovis, Naguabo, Río Grande, Orocovis, Ponce, Ponce, Quebradillas, Rincon, Sabana Grande, Salinas, San Lorenzo, Santa Isabel, Utuado, Vega Alta, Vieques, Villalba and Yabucoa).												
<p>In accordance with the national objectives of the Program, the funds will be used to carry out activities and address housing, economic development, community development and public service needs that primarily benefit low and moderate income persons. Specific objectives include assistance to the implementation and implementation of programs to address the aforementioned needs. Likewise, to promote the participation of the different sectors of the community to solve the identified needs.</p> <p>The distribution of the funds shall be made pursuant to Act No. 107-2002, as amended, (Puerto Rico Municipal Code), which establishes that the funds shall be distributed in equal parts among all municipalities considered as "non-enclavado", except for the municipalities of Vieques and Culebra, which shall be allocated the amount of \$1,000,000.00, and the amount above the amount granted to the other municipalities, in addition to the allocation from HUD. In the Department's opinion, that it will have available \$9,282.00 in funds from program income to be used by the municipalities that generated such income in eligible CDBG activities in accordance with the Department's policy to that effect.</p>												
<table border="1"> <thead> <tr> <th colspan="2">Breakdown for 49 municipalities</th> </tr> </thead> <tbody> <tr> <td>Administration (17%)</td> <td>\$49,814.48</td> </tr> <tr> <td>Public Service (up to 15%)</td> <td>\$61,601.19</td> </tr> <tr> <td>Free Criteria Project (Housing, Community Development or Economic Development to support micro-enterprise) (48%)</td> <td>\$229,258.74</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>\$410,674.41</b></td> </tr> </tbody> </table>			Breakdown for 49 municipalities		Administration (17%)	\$49,814.48	Public Service (up to 15%)	\$61,601.19	Free Criteria Project (Housing, Community Development or Economic Development to support micro-enterprise) (48%)	\$229,258.74	<b>TOTAL</b>	<b>\$410,674.41</b>
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<b>TOTAL</b>	<b>\$472,276.80</b>											
<p>Each of the municipalities may submit a single project in the amount of \$40,874.41 (48 municipalities), or \$472,276.80 (Vieques and Culebra), thus eliminating the Public Service and Administration categories or allocate a lower amount in the Public Service category, increasing the discretion for the Free Criteria Project.</p>												
<b>Mobile Activities for Available Allocation:</b> <p>The Municipalities may submit proposals to develop the activities described below:</p>												
<b>Community Development</b> – Under this activity, funds will be used to subsidize infrastructure development projects and public facilities, this includes the distribution of water, electricity, telephone, sanitation and storm sewage facilities, and the construction and improvement of public facilities such as recreational, sports, cultural and educational projects, among others. It also includes projects for the construction and reconstruction of roads, highways, interstates, roadways, pavements and bridges, among others.												
<b>Housing Rehabilitation</b> – It allows the elimination of specific conditions that represent risk to the health and safety of the beneficiary. Provides materials (55%) and labor (45%) costs.												
<b>Public Service</b> – This category has been established to subsidize projects such as: public safety in high crime communities. To help prevent crime, to address the needs of the homeless and special needs population, including health care and counseling activities that promote the Fair Housing Act and the prevention of problematic drug use, activities related to education and training, as well as other activities described in Section 104(e) of Title I of the Housing and Urban Development Act of 1974, as amended. All activities will be directed to specific groups, so as to ensure maximum development of the community. For each project in this category, the operational guide of the activity must be submitted.												
<b>Economic Development activities</b> – includes cold storage to micro-enterprises, aimed at encouraging existing or new businesses owned by low or moderate-income individuals.												
<b>Funds for Administration</b> – Municipalities may request up to a maximum of 17% of their allocation for administrative expenses, as allowed by federal regulations.												
<b>Emergency Fund</b> – Municipalities may apply for funds under this category, as available. The limit of funds to be requested in this category is \$100,000.00. The activities under this category shall be carried out within a maximum period of six (6) months, in accordance with the term of the contract. Considering that these funds are for emergency needs, no limit extension will be granted. Therefore, funds not expended and requisitioned during this period will be recovered.												

## Section 303 Loan Guarantee Program

Grant Available for Guarantee: \$110,657,770.00

The Loan Guarantee Program is a resource to finance impact projects, which in turn promote the economic development of eligible municipalities. The availability of funds varies by municipality due to the fact that the amount of funds available for each municipality is determined by the CDBG funds committed as loan guarantees in a given municipality and not among future allocations to other areas of local government. For loan purposes, the municipalities will be required to make available to the PRDCH the funds and other fiscal instruments for inspection and distribution.

## II. Housing Development Investment Program: "Home Investment Partnership" (HOME) Administering Agency: Puerto Rico Housing Financing Authority (PRHFA)

Budget allocated to the HOME program: \$13,913,844.00

Clients to be served: low and very low income residents of the 78 municipalities of Puerto Rico.

## Demographic Category:

100% Affordability	\$1,261,000.00
Rehabilitation or new construction for rental	\$0.00
Rehabilitation or new construction for multifamily rentals	\$11,251,000.00
Total	\$13,912,004.00

The HOME program helps expand the supply of affordable housing for low- and very low-income families by providing grants to local government, nonprofit organizations, developers, and other entities on time, or as needed below. Funds may be requested through proposals by municipalities, private developers, Community Housing Development Organizations (CHDO), individuals requesting direct purchase assistance, and other nonprofit organizations.

The aforementioned activities are described in the Plan, as well as the funding method to be followed. Under the eligible activities of the HOME program, the housing needs of citizens from the Puerto Rican population will be addressed. The funds will be used to help individuals in poverty to find and will have the opportunity to secure a house. The mission to supply funds will be pursued in a newspaper or general circulation. Requests will be circulated concerning to the demands and requirements of the program.

## III. Housing Opportunities Program: "Housing Test Fund" (HTF)

Administering Agency: Puerto Rico Housing Finance Authority

Budget allocated to the HTF program: \$717,713.00

Clients to be served: 100% of the funds will be distributed to low and very low-income individuals.

In accordance with Section 1101 of the Housing and Economic Recovery Act - 2008, the Housing Test Fund will be made available for program year 2009. This program aims to increase and promote affordable, safe, sanitary housing for extremely low-income (21% to 60% of median income) and very low-income (11% to 60% of median income) families.

Mesa, Caguas, Rio Piedras and Santurce districts:

Administration and planning: \$11,771.00 (15%)

Mobile rental housing units and buyer assistance. In the case of buyer assistance as long as they do not exceed 10% of the allocation: \$641,441.70 (PES)

Total: \$717,713.00

## IV. Emergency Shelter Grant (ESG) (Formerly Emergency Shelter Program)

Administering Agency: Puerto Rico Department of the Family

Budget for ESG: \$21,461,169.00

Clients to be served: Homeless or at-risk of homelessness in the 78 municipalities of Puerto Rico.

## Demographic Category:

Composits	Total	Percent	Equity/Inclusion
Street Outreach			
Emergency Shelter	\$2,071,707.40	40.0%	40.0%
Prevention	\$601,007.00	14.0%	
Rapid Re-housing	\$64,481.19	1.6%	
Data Collection (HAB)	\$64,829.38	2.4%	N/A
Administrative Expenses Grants		0.4%	
Administrative Expenses GR	(\$29,467.46)	7.0%	7.0%
Total	\$3,447,169.00	100%	

The Emergency Shelter Grant (ESG) has the following objectives:

- Reach homeless individuals and families living on the street.
- Rapidly place homeless individuals and families in some form of housing.
- Help operate and provide essential services of emergency shelter for homeless individuals and families.
- Prevent individuals and families from becoming homeless.

Major activities for 2008 include, as defined in the table above: Street Outreach, Emergency Shelter, Prevention, Rapid Re-housing, Data Collection (HAB), and Administrative Expenses to fulfill its mission and faith-based and non-profit organizations.

## Profile for the program include:

- Outreach and Rapid Re-housing Services Project
- No Homeless Emergency Shelter population, age, race
- Outcomes to homeless individuals and families living on the street.
- Capacity places homeless individuals and families in some form of housing.
- Accomplishing unit providing essential services of emergency shelter for homeless individuals and families.
- Preventing individuals and families from becoming homeless.

The Department of the Family (DOF) uses a funding distribution method that includes submitting a competitive request for proposal in the first year, and in the second year funds are distributed based on the level of program performance and availability of funds from HAB.

The availability of funds is reported annually through a public announcement in a newspaper or general circulation. Also, the DOF-DOH and DOH-DOF continuum of care systems are informed to notify entities that provide services to homeless or at-risk individuals and families and on the official Department of the Family web page.

## V. Housing Opportunities for Persons with HIV/AIDS (HOPWA)

Administering agency: Puerto Rico Department of Health, Section of Prevention and Control of Communicable Diseases and Infections (SPCID), or its Spanish acronym, in collaboration with the Municipality of San Juan.

Budget for HOPWA program: \$2,587,517.00

## Clients to be served:

Persons affected by HIV or AIDS and their family members, who can prove that their income or that of their family does not exceed the low-income category, as established by the Federal Department of Housing and Urban Development (HUD).

## Service categories:

Administrative funds: Department of Health: \$77,450.00 (1% of \$2,587,517).

Funds Municipality of San Juan: \$2,010,279

Administrative funds: Municipality of San Juan: \$17,700.00 (1% of \$2,587,517)

Funds to be managed: \$2,304,889.00

(\$2,587,517.00 - \$2,010,279)

Grant Total:

\$2,587,517.00

The Program is aimed at developing strategies to meet the housing needs of low-income persons affected by HIV/AIDS and their families with supportive services. Its goal is to provide a stable housing environment for families who are experiencing an economic crisis as a result of a diagnosis and illustrates that safe, pleasant, affordable, and accessible housing is a basic human right. Through the Continuum of Care model, preventive or portfolio services are offered to promote quality of life.









## GOBIERNO DE PUERTO RICO

## VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO CULTURAL DEL ESTADO  
JUANA, 1 DE MARZO DE 2024 - 10:00 AM  
CENTRO CULTURAL ISLAICA MUSEO  
427 CALLE AREQUIPA, GUAYNABA, PUERTO RICO

## LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

NOMBRE	CORREO ELECTRÓNICO	MUNICIPIO	DIVISIÓN O SECCIÓN QUE DESPACHA	FIRMA
1. Ana M. Ruiz	correos@vivienda.pr.gov	Leyendas	Corps. Servos	<i>[Signature]</i>
2. Edmundo A. Mercado	edmundo.mercado@vivienda.pr.gov	-	Estado. Técnico	<i>Edmundo Mercado</i>
3. Nicanor J. Pérez Ramírez	nicanor.perez@vivienda.pr.gov	DV	Div. CDBG-Bolívar	<i>Nicanor Pérez</i>
4. Marisol B. González	marisol.gonzalez@vivienda.pr.gov	DV	Prog. CDBG-Bolívar	<i>Marisol González</i>
5. Nathalia S. Figueroa	nathalia.figueroa@vivienda.pr.gov	-	Estado. Técnico	<i>Nathalia Figueroa</i>
6. Araceli M. Montes	araceli.montes@vivienda.pr.gov	<i>Estado. Técnico</i> 2024-2025	consultante	<i>Araceli Montes</i>
7. Germán J. Rojas	german.rojas@vivienda.pr.gov	DV	División de Regiones	<i>Germán Rojas</i>



## GOBIERNO DE PUERTO RICO

## VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO CULTURAL DEL ESTADO  
JUANA, 1 DE MARZO DE 2024 - 10:00 AM  
CENTRO CULTURAL ISLAICA MUSEO  
427 CALLE AREQUIPA, GUAYNABA, PUERTO RICO

## LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

NOMBRE	CORREO ELECTRÓNICO	MUNICIPIO	DIVISIÓN O SECCIÓN QUE DESPACHA	FIRMA
1. Ana García-Prieto	agarcia@vivienda.pr.gov	DV	DV Programa CDBG	<i>AGarcia-Prieto</i>
2. Nicanor P. Pérez-Ramírez	nperez@vivienda.pr.gov	DV	DV Prog. CDBG	<i>Nicanor Pérez-Ramírez</i>
3. Ivonne M. Morán	ivonne.moran@vivienda.pr.gov	-	Gobernación	<i>Ivonne M. Morán</i>
4. Hernán L. Llamas	hernan.llamas@vivienda.pr.gov	-	CDP	<i>Hernán L. Llamas</i>
5. Melkiswyl Figueroa	melkiswyl.figueroa@vivienda.pr.gov	-	Family. Asyani Learning Center	<i>Melkiswyl Figueroa</i>
6. Vilma R. Alvarado-Rivera	vilmarivera@vivienda.pr.gov	DV	DV Prog. CDBG	<i>Vilma R. Alvarado-Rivera</i>
7. Angel R. Sánchez-Torres	angelsanchez@vivienda.pr.gov	DV	CDDP	<i>Angel R. Sánchez-Torres</i>



GOBIERNO DE PUERTO RICO

VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO LOCAL DEL ESTADO  
JUANÍA, 7 DE MARZO DE 2024 - 1:10 AM  
CENTRO CULTURAL JULIADE MIRANDA  
857 CALLE ARROYO, GUARDO, PUERTO RICO

LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

NOMBRE	COMBO ELECTRÓNICO	MUNICIPIO	DIVISIÓN O ENTIDAD QUE PRESTAN	FIRMA
13. Héctor P. Ruiz Pérez	hector.p.ruiz@pri.gov	PR	CBGB	<i>[Signature]</i>
14. Gabriel Meléndez	gabriel.melendez@pri.gov	PR	CBGB Estado	<i>[Signature]</i>
15. Sora Corrallo	sora.m.corrallo@pri.gov	Guayanilla	Sociale Agencia	<i>[Signature]</i>
16. Javier Trujillo	javier.trujillo@pri.gov	AFV	AFV	<i>[Signature]</i>
17. Aníta Cruz	anita.cruz@pri.gov	Estado Recinto	" "	<i>[Signature]</i>
18. Jeannelis Cruz	jeannelis.cruz@pri.gov	Caguas	Sociale Agencia	<i>[Signature]</i>
19. Ana M. Urraide	ana.rraide@pri.gov	San Juan APV	Proyecto HOGAR Area Multifamiliar	<i>[Signature]</i>



GOBIERNO DE PUERTO RICO

VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO LOCAL DEL ESTADO  
JUANÍA, 7 DE MARZO DE 2024 - 8:00 AM  
CENTRO CULTURAL JULIADE MIRANDA  
857 CALLE ARROYO, GUARDO, PUERTO RICO

LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

NOMBRE	COMBO ELECTRÓNICO	MUNICIPIO	DIVISIÓN O ENTIDAD QUE PRESTAN	FIRMA
21. Agaf. Segundo Figueroa	agaf.segundo@pri.gov	PR	CBGB-Estado Secretariado y Prog. PBG	<i>[Signature]</i>
22. Angie Díaz González	angie.diaz.gonzalez@pri.gov	PR	Programa ESG	<i>[Signature]</i>
23. Omara Nieves Rosado	omara.nieves@pri.gov	DF	Federales	<i>[Signature]</i>
24. María M. Ortiz	maria.m.ortiz@pri.gov	Turquino	Federales	<i>[Signature]</i>
25. Lissette M. de Hoyos	lissette.m.de.hoyos@pri.gov	Turquino	Federales	<i>[Signature]</i>
26. Linda Tiso	linda.tiso@pri.gov	Hormigueros	Federales	<i>[Signature]</i>
27. Yiseline Pardo	yiseline.pardo@pri.gov	Hormigueros	Federales	<i>[Signature]</i>



Gobierno de Puerto Rico

VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO SUSTENTABLE DEL ESTADO  
JUEVES, 7 DE MARZO DE 2024 - 8:30 AM  
CENTRO CULTURAL XICARDA GURARI  
857 CALLE ARROYO, SAN JUAN, PUERTO RICO

LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

NUMERO	CORREO ELECTRÓNICO	MUNICIPIO	DIVISIÓN O SECCIÓN QUE REPRESENTA	FIRMA
20	Magali Gutiérrez Argueta magaligutierrezargueta@gmail.com	Hato Rey	Prog. Fed. CDE	M. Gutiérrez
21	Miriam Melis Rodríguez mmelis@hormiguerospr.com	Hormigueros	Prog. Fed.	M. Melis
22	Elvarez Vázquez Plaza elvarezvazquezplaza@gmail.com	Hormigueros	Prog. Estado CDE	E. Vázquez Plaza
23	Tecaly Orosa Soto tecalyosotagmail.com	Hato Rey	Al. Hato Rey	Tecaly
24	Pexana Melara pexanamelara@gmail.com	Hato Rey	Programa Federal	D. Melara
25	Mario Roldán Ríos mariooldanriosp@hotmail.com	Hato Rey	Programa Federal	M. Roldán
26	Suzette M. Rosario Maffi suzette.maffi@marcelogomez.com	Barrio Grande	Directora Prog. Poblados	S. Rosario Maffi



Gobierno de Puerto Rico

VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO SUSTENTABLE DEL ESTADO  
JUEVES, 7 DE MARZO DE 2024 - 8:30 AM  
CENTRO CULTURAL XICARDA GURARI  
857 CALLE ARROYO, SAN JUAN, PUERTO RICO

LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

NUMERO	CORREO ELECTRÓNICO	MUNICIPIO	DIVISIÓN O SECCIÓN QUE REPRESENTA	FIRMA
27	Maricela Soto Díazmaria wsoto@hormiguerospr.com	Hormigueros	Programa Federal	M. Soto Díaz
28	Seas O. Huelas Pinto seasohuelaspinto@gmail.com	Hormigueros	Prog. y Gob. CDE PR	S. Huelas
29	José P. Pous jppous82@gmail.com	ST	Hormigueros	J. Pous
30	Selenice Agosto Martínez seleniceagosto@gmail.com	Comerío	Programa Federal	S. Agosto Martínez
31	Luis A. Suárez Bermejo Luisa.suarezbermejo@gmail.com	Comerío	Programa Federal	L. Suárez Bermejo
32	Therida Casañas Ortiz therida.casanasortiz@gmail.com	Hato Rey	Prog. Federales	T. Casañas Ortiz
33	Wiltemary Pérez López wiltemary.perezlopez@gmail.com	San Juan	Programa Horno	W. Pérez López



GOBIERNO DE PUERTO RICO

VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO COMUNITARIO DEL ESTADO  
JUANICÓ, 7 DE MARZO DE 2024 - 10:00 AM  
CENTRO CULTURAL JULIANO MARRERO  
107 CALLE ARROYO, GUAYNABA, PUERTO RICO

LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

NOMBRE	DIRECCIÓN ELECTRÓNICA	MUNICIPIO	DEPARTAMENTO O ENTIDAD QUE REPRESENTA	FIRMA
1. Nizimarie Rodríguez rodriguez@vivienda.pr	San Juan	Desarrollo Social Comunitario, P.D. Guayanabón, East	Nizimarie Rodríguez	
2. Pablo Negro Vázquez luisvazquez@vivienda.pr	Marovis	Programas Federales	Pablo	
3. Lourdes Rojas peguero@vivienda.pr	Vieques	Programas Federales	Lourdes	
4. Gloria Henrich Molina ghenrich@vivienda.pr	San Juan	Instituto de Vivienda & Infraestructura	Gloria	
5. Jennifer Gutiérrez castillojgutierrez@vivienda.pr	Camuy		J. Gutiérrez	
6. Sandra León leon@vivienda.pr	Guayanabón	Programas Federales	Sandra León	
7. Zulma Pérez zperez@vivienda.pr	Guayanabón	Programas Federales	Zulma Pérez	



GOBIERNO DE PUERTO RICO

VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO COMUNITARIO DEL ESTADO  
JUANICÓ, 7 DE MARZO DE 2024 - 10:00 AM  
CENTRO CULTURAL JULIANO MARRERO  
107 CALLE ARROYO, GUAYNABA, PUERTO RICO

LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

NOMBRE	DIRECCIÓN ELECTRÓNICA	MUNICIPIO	DEPARTAMENTO O ENTIDAD QUE REPRESENTA	FIRMA
1. Ulises Rivera fernandodelrey@vivienda.pr	Vieques	Comité	Ulises Rivera	
2. Yanetza Robles fernandodelrey@vivienda.pr	Vieques	Programas Federales	Yanetza Robles	
3. José M. Lumbrales López lumbrales@vivienda.pr	San Juan, Guanica	Dpto. CAC 502	J. Lumbrales	
4. Maribel Alvarado mar.alvarado@vivienda.pr	Familia (San Juan)	Dpto. CAC	Maribel Alvarado	
5. Ada E. Torres gtorres@vivienda.pr	Guayanabón	Programas Federales	Ada E. Torres	
6. Kialangda Henriquez khernandez@vivienda.pr	Guayanabón	Dpto. Federales	Kialangda Henriquez	
7. Digna T. Villegas t.villegas@vivienda.pr	Guayanabón	Dpto. P.R.	Digna T. Villegas	



## GOBIERNO DE PUERTO RICO

## VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO COMUNITARIO DEL ESTADO  
JUAN DÍAZ, 7 DE MARZO DE 2024 - 8:00 AM  
CENTRO CULTURAL VOLKERTO GONZALEZ  
801 CALLE ANGLO, GUARDO, PUERTO RICO

## LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

CONSEJO	CONSEJO MUNICIPAL	MUNICIPIO	DIVISIÓN O UNIDAD QUE RESPONDE	FIRMA
57. Maricel Gutiérrez Rest	mailto:angulo@vivienda.pr.gov	Dorado	Proy. Federales	Nataly Díaz Pérez
58. Alisia M. López Jiménez	mailto:lopez@vivienda.pr.gov	Dorado	Programa Federales	Alisia M. López Jiménez
59. Norma Encarnación	mailto:encarnacion@vivienda.pr.gov	Guayanilla	Programa Federales	Norma Encarnación
60. Rosalba López Pérez	mailto:lopez@vivienda.pr.gov	Guayanilla	Programa Federales	Rosalba López Pérez
61. Rigoberto Rivera Hernández	mailto:rigoberto@vivienda.pr.gov	Vega Alta	Programa Federales	Rigoberto Rivera Hernández
62. Romualdo Núñez Camacho	mailto:romualdo@vivienda.pr.gov	Guayanilla	Proy. Fed.	Romualdo Núñez Camacho
63. Yessikalet Gómez Soto	mailto:yessikalet@vivienda.pr.gov	Guánica	Proy. Federales	Yessikalet Gómez Soto



## GOBIERNO DE PUERTO RICO

## VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO COMUNITARIO DEL ESTADO  
JUAN DÍAZ, 7 DE MARZO DE 2024 - 8:00 AM  
CENTRO CULTURAL VOLKERTO GONZALEZ  
801 CALLE ANGLO, GUARDO, PUERTO RICO

## LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

CONSEJO	CONSEJO MUNICIPAL	MUNICIPIO	DIVISIÓN O UNIDAD QUE RESPONDE	FIRMA
64. Norma Díaz Vélez	mailto:norma@vivienda.pr.gov	Guayanilla	Programa Federales	Norma Díaz Vélez
65. Yolanda Matamoros	mailto:yolanda@vivienda.pr.gov	Catón	Programa Federales	Yolanda Matamoros
66. Shirley Domínguez Cordero	mailto:shirley@vivienda.pr.gov	Catón	Proy. Federales	Shirley Domínguez Cordero
67. Erika Rivera Faríñez	mailto:erika@vivienda.pr.gov	San Juan	Juntas de Planificación	Erika Rivera Faríñez
68. Antonia Garza	mailto:antonia@vivienda.pr.gov	SAN JUAN	ADMINISTRACIÓN DE CONTRACCIONES DE PR	Antonia Garza
69. Margie Lofland		Humacao	Programa Federales	Margie Lofland
70. Beatriz Santiago	mailto:beatriz@vivienda.pr.gov	San Juan	Estancia Comunitaria de Vivienda Santiago	Beatriz Santiago



## GOBIERNO DE PUERTO RICO

## VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO COMUNITARIO DEL ESTADO  
JUAN P. Y DE MARÍA DE 2024 - 0:00 AM  
CENTRO CIVICO DE VIVIENDA GUBERNACIO  
EST. GOBIERNO DE PUERTO RICO

## LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

NOMBRE	DIRECCIÓN ELECTRÓNICA	MUNICIPIO	DEPARTAMENTO O SECCIÓN CON PREFERENCIA	FIRMA
71. Wilmer Vélez Ríos	wv1010101010@gmail.com	Utuado	Programa Federado	Wilmer Vélez
72. Xavier Hauke Peña	xavier.hauke10@gmail.com	San Juan	Bogardos Club	Xavier Hauke
73. Linda Castro	linda.castro10@gmail.com	Leyendas	Proyecto Federado	Linda Castro
74. Estey Vélez	esteyvelez10@gmail.com	Harrington	Proyecto Federado	Estey Vélez
75. Blanca Fernández	blanca.fernandez10@gmail.com		AFV	Blanca Fernández
76. Juan Cordero Burgos	juancordero10@gmail.com	Huarmey	CAPNAE & P.R.	Juan Cordero
77. Raúl J. Pino	raulj.pino10@gmail.com	LUCM, Inc.	Directores Generales	Raúl J. Pino



## GOBIERNO DE PUERTO RICO

## VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO COMUNITARIO DEL ESTADO  
JUAN P. Y DE MARÍA DE 2024 - 0:00 AM  
CENTRO CIVICO DE VIVIENDA GUBERNACIO  
EST. GOBIERNO DE PUERTO RICO

## LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

NOMBRE	DIRECCIÓN ELECTRÓNICA	MUNICIPIO	DEPARTAMENTO O SECCIÓN CON PREFERENCIA	FIRMA
78. Sonny Pérez Esteban	sonny.perezesteban@gmail.com	Leyendas	Oficina de Desarrollo	Sonny Pérez
79. Edilberto Ramírez Pérez	edilberto.ramirez10@gmail.com	Leyendas	Proyectos	Edilberto Ramírez
80. Stephany Pérez	Stephany.perez10@gmail.com	Arecibo	Hipotecas Arecibo	Stephany Pérez
81. Mirta Bell Rosario	mirta.bell.10@gmail.com	Huarmey	Oficina Desarrollo	Mirta Bell Rosario
82. Jomarieth Pérez	jomarieth.perez10@gmail.com	Utuado	Proyecto Federado	Jomarieth Pérez
83. Helor Pérez	helor.perez10@gmail.com	San Juan	Oficina de Desarrollo	Helor Pérez
84. Leticia M. Maldonado	leticiam.maldonado10@gmail.com	Dominican	Proyecto Federado	Leticia M. Maldonado



GOBIERNO DE PUERTO RICO

VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO LOCAL DEL ESTADO  
JUNIOR, 7 DE MARZO DE 2024 - 10:00 AM  
CENTRO CULTURAL TOLIMA GUERRERO  
157 CALLE ARBOLEDA, GUACASO, PUERTO RICO

LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

NOMBRE	CORREO ELECTRÓNICO	MUNICIPIO	DIVISIÓN O SECCIÓN QUE RESPONDE	FIRMA
18) Ivetha Domínguez Díaz	ivetha.federico@gmail.com	Orocovis		Ivetha Domínguez Díaz
20) Fabián Negron-Santos	fabiagns@yahoo.com	Orocovis		F. Z. R. S.
21) Luisito Bayardas	luisitobayardas1974@gmail.com	Salinas	Prog. Federales	Luisito Bayardas
22) Jon A. Ortiz López	jon.a.ortizlopez@prail.gov.pr	Aguas Buenas	Prog. Federales	Jon A. Ortiz López
23) Jazmín Rivera	luzmarin.rivera.jazmin.ignacio@prail.gov.pr	Dominica		Jazmín Rivera
24) Anel Gómez Tait	anel.gomez.tait@prail.gov.pr	Santa Isabel	Prog. Federales	Anel Gómez Tait
25) Daiananda Rosa	daiananda.rosa@prail.gov.pr	Guayanilla	Prog. Fed.	Daiananda Rosa



GOBIERNO DE PUERTO RICO

VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO LOCAL DEL ESTADO  
JUNIOR, 7 DE MARZO DE 2024 - 10:00 AM  
CENTRO CULTURAL TOLIMA GUERRERO  
157 CALLE ARBOLEDA, GUACASO, PUERTO RICO

LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

NOMBRE	CORREO ELECTRÓNICO	MUNICIPIO	DIVISIÓN O SECCIÓN QUE RESPONDE	FIRMA
26) Edna M. Pérez	edna.federico@prail.gov.pr	Salinas	Prog. Federales	Edna M. Pérez
27) Yamilex Tornes	Yamilex.Tornes@csiba-pr.com	Cerro	Prog. Federales	Yamilex Tornes
28) David A. Pérez Ruiz	david.perez.ruiz@prail.gov.pr	Aguas Buenas	Prog. Federales	David A. Pérez Ruiz
29) Angélica Canache	angelica.canache@prail.gov.pr	Alberite	Prog. Federales	Angélica Canache
30) Vilma L. Torre	vilma.luisa.torre@prail.gov.pr	Santa Isabel	Prog. Federales	Vilma L. Torre
31) Estela S. Sánchez	estela.sanchez@prail.gov.pr	Yauco	Prog. Fed.	Estela S. Sánchez
32) Ana Negron Diaz	ana.negron@prail.gov.pr	Naranjito	Prog. Fed	Ana Negron Diaz



GOBIERNO DE PUERTO RICO

VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO COMUNITARIO DEL ESTADO  
JUEVES, 7 DE MARZO DE 2024 - 8:00 AM  
CENTRO CULTURAL ISLAICA GIGANTON  
857 CALLE ARROYO, MAYAGUEZ, PUERTO RICO

LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

NOMBRE	CÓDIGO ELECTRÓNICO	MUNICIPIO	DEPARTAMENTO O PROGRAMA	FIRMA
101 Mariela Robles	roblesmariela@vivienda.pr.gov	Naranjito	Programa Federal	M. Robles
102 Pedro Santiago Delgado	psantiago@vivienda.pr.gov	Naranjito	Programas Federales	P. Delgado
103 Glenda T. K. Vargas	glendavargas@vivienda.pr.gov	Barceloneta	Proyectos Federales	G. Vargas
104 Bernice Ruiz Madrid	beruiz@vivienda.pr.gov	Barceloneta	Programa Federal	B. Madrid
105 Estela Llorente	estelallorente@vivienda.pr.gov	Barceloneta	Proyecto	E. Llorente
106 Guisé Rosario	grosario@vivienda.pr.gov	Barceloneta	Prog. Federal	G. Rosario
107 Glenda Serrano	pgserrano@vivienda.pr.gov	FLORIDA	Programas Federales	G. Serrano



GOBIERNO DE PUERTO RICO

VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO COMUNITARIO DEL ESTADO  
JUEVES, 7 DE MARZO DE 2024 - 8:00 AM  
CENTRO CULTURAL ISLAICA GIGANTON  
857 CALLE ARROYO, MAYAGUEZ, PUERTO RICO

LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

NOMBRE	CÓDIGO ELECTRÓNICO	MUNICIPIO	DEPARTAMENTO O PROGRAMA	FIRMA
108 Jannika Torres	programasdehabitacion@vivienda.pr.gov	Florito	Prog. Federales	Jannika T.
109 Carlos Ciope	cciope@vivienda.pr.gov	Florida	Prog. Externos	C. Ciope
110 Kynthia Osorni	osorni@vivienda.pr.gov	Príncipe	Prog. Externos	Kynthia O.
111 Jacqueline Rodriguez	jrodriguez@vivienda.pr.gov	Layas	Prog. Federales	Jacqueline R.
112 Alynn Colon	alynn.colon@vivienda.pr.gov	Ley	Alta de Caja	Alynn C.
113 Blasida M.H	blasida.morales@vivienda.pr.gov	S.J.	Coc - Pe 502	B. M.H.
114 Angelica Jegan	angelica.jegan@vivienda.pr.gov	Loiza	Programas Federales	A. Jegan



## GOBIERNO DE PUERTO RICO

## VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO COMUNITARIO DEL ESTADO  
JUANA, 7 DE MARZO DE 2024 - 0:00 AM  
CENTRO CULTURAL YOGAÑA GUERRERO  
827 CALLE ARROYO, GUASAVE, PUERTO RICO

## LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

NUMERO	PERFIL IDENTIFICADO	INSTITUCIÓN	DEPARTAMENTO O SECCIÓN QUE TRABAJA	FECHA
112	M. Silva	1616@vivienda.pr.gov	DV	CDB6-Estatal <i>2/28/24</i>
114	Carmen Rodriguez	1616@vivienda.pr.gov	DV	Gobernación <i>CKK</i>
115	Pleno Arevalo	1616@vivienda.pr.gov	DV	CDB6-Estatal <i>La. Just.</i>
116	G. Rosario	1616@vivienda.pr.gov	DV	Administración <i>G. Rosario</i>
117	Julie A. Diaz Rosario	1616@vivienda.pr.gov	SSV	DV <i>JDR</i>
118	Anthony Vazquez	1616@vivienda.pr.gov	Yankee	Jorge Inter. Asst. <i>g.v</i>
119	Jorge Tijer	1616@vivienda.pr.gov	SS	Jorge Tijer. Asst. <i>JT</i>



## GOBIERNO DE PUERTO RICO

## VISTA PÚBLICA

PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO COMUNITARIO DEL ESTADO  
JUANA, 7 DE MARZO DE 2024 - 1:30 AM  
CENTRO CULTURAL YOGAÑA GUERRERO  
827 CALLE ARROYO, GUASAVE, PUERTO RICO

## LISTA DE ASISTENCIA PÚBLICO EN GENERAL Y FUNCIONARIOS MUNICIPALES

NUMERO	CONTRATO IDENTIFICADO	INSTITUCIÓN	DEPARTAMENTO O SECCIÓN QUE TRABAJA	FECHA
120	Ramona Mireles	ramonamireles@gmail.com	SS	SS <i>ramonamireles@gmail.com</i>
121				
122				
123				
124				
125				
126				



GOBIERNO DE PUERTO RICO

**VISTA PÚBLICA  
PLAN DE ACCIÓN ANUAL 2024 DE VIVIENDA  
Y DESARROLLO COMUNITARIO DEL ESTADO  
JUEVES, 7 DE MARZO DE 2024 - 8:00 AM  
CENTRO CULTURAL YOLANDA GUTIÉRREZ  
EN CALLE 12BIS, COLONIA 21 DE SEPTIEMBRE**

## LISTA DE ASISTENCIA DE ALCALDES Y JEFES O REPRESENTANTES DE AGENCIAS

MUNICIPIO/PROVINCIA	NOMBRE	COMUNICACIONES	FECHA
BERMEJAL	DR. MIGUEL A. BORGES PACHE		
BERMEJAL	DR. GILBERTO DELGADO VILLE		
BERMEJAL	DR. JOSÉ C. COLOMOS GARCIA		
BERMEJAL	DR. MARIA F. VASQUEZ URIBE		
BERMEJAL	DR. SILVANO GONZALEZ SOLANO		
BERMEJAL	DR. MARIA T. RODRIGUEZ GUZ		
BERMEJAL	DR. ARMANDO VILLE VILLE		
BERMEJAL	DR. CARLOS D. VILLE BONILLA		
BERMEJAL	DR. ANGEL R. GONZALEZ DIAZ		
BERMEJAL	DR. MARIA VILLE VILLE	mvilleville02.munisabogd.com	Marc P. L. 2013
BERMEJAL	DR. MARIA VILLE VILLE		
BERMEJAL	DR. MARIA VILLE VILLE		
BERMEJAL	DR. MARIA VILLE VILLE		
BERMEJAL	DR. MARIA VILLE VILLE		



Hoja de Asistencia CoC PR 502

Entidad	Nombre	Puesto	Firma
1. Albergue El Pionero, Inc.	Ruth E. Colón	Coord. Programa	<i>Ruth E. Colón</i>
2. Corporación La Rondilla del 2000, Inc.	Sofía Mayquet Latorre	Asesora Ejecutiva	
3. Departamento de la Familia	Lis M. Lambay López	Dir. Operaciones Prog. CII	<i>Lis M. Lambay López</i>
4. Podería Comunitaria, Inc.		Asistente Ejecutiva	<i>José L. Vargas</i>
5. Cuscatlán, Inc.	Jesús Montiel	Coordinador Ejecutivo	<i>Jesús Montiel</i>
6. Hogar de Ayuda El Refugio, Inc.			
7. Hogar del Buen Precio	Edilma Pérez	Asistente Ejecutiva	<i>Edilma Pérez</i>
8. Hogar Dicen Nuestro Refugio, Inc.	Roberto Zárate	Coordinador Ejecutivo	<i>Roberto Zárate</i>
9. Hacienda Pueblo Nuevo Misiones Multidisciplinaria, Inc.	Luzbel Flores Durán	Directora Ejecutiva	<i>Luzbel Flores Durán</i>
10. La Familia del Gran Pueblo, Inc.	Helena Pagan	Coordinadora Ejecutiva	<i>Helena Pagan</i>
11. Lucha contra el SIDA, Inc.	Carmen Núñez	Coordinadora Ejecutiva	<i>Carmen Núñez</i>
12. Ministerio Costarricense de Asistencia, Inc.			
13. Municipio de Bayardón	Paula Pérez	Asistente Ejecutiva	<i>Paula Pérez</i>
14. Municipio de Camay	Andrea Pérez Urdiales	Dir. Asist. al Gobernador	<i>Andrea Pérez Urdiales</i>
15. Municipio de Cartago	Miriam Cortés	Secretaria II	<i>Miriam Cortés</i>
16. Municipio de Guaymango	Edilma Pérez	Secretaria II	<i>Edilma Pérez</i>



Entidad	Nombre	Puesto	Firma
17. Municipio de Gómez	Rosa M. Martínez Colón	Directora Ejecutiva	<i>Rosa M. Martínez Colón</i>
18. Municipio de San José	Julieta Portugal	Asistente Ejecutiva	<i>Julieta Portugal</i>
19. Municipio de Tres Ríos			
20. Municipio de Vado Alto	María Fernández	Técnico Ejecutivo	<i>María Fernández</i>
21. Red por los Derechos de la Infancia y la Juventud de Puerto Rico, Inc.	Maryann Serrano	Asistente Ejecutiva	<i>Maryann Serrano</i>
22. Asociación Cidacino, Inc.	Carmen Otero Pérez	Asistente Ejecutiva	<i>Carmen Otero Pérez</i>
23. Socforhay, Inc.	Belén de la Hoz	Directora	<i>Belén de la Hoz</i>
24. Departamento de la Universidad	Nicola Díaz Pérez	Secretaria Asist. Ejecutiva	<i>Nicola Díaz Pérez</i>
25. Instituto Profesional Universitario de Costa Rica, I.P.U.	Alicia Pérez	Secretaria Asist. Ejecutiva	<i>Alicia Pérez</i>
26. Universidad Interamericana	Tina M. Pérez	Secretaria Asist. Ejecutiva	<i>Tina M. Pérez</i>
27. Sociedad Profesional (SPV)			
28. Universidad Popular (UPU)	Maria Valderrama	Coordinadora Ejecutiva	<i>Maria Valderrama</i>
29. Universidad Popular	Isabel Gómez Pérez	Directora Ejecutiva	<i>Isabel Gómez Pérez</i>
30. U.P.U.A.	Joséfa Pérez	Secretaria Ejecutiva	<i>Joséfa Pérez</i>
31. Municipio San Juan			
32. Comisión de San Juan	Virginia Camacho	Directora Ejecutiva	<i>Virginia Camacho</i>



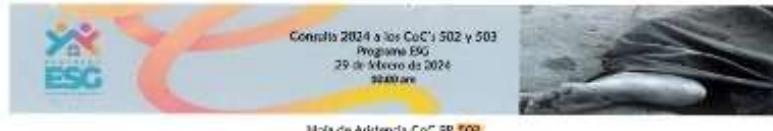
Hoja de Asistencia CnC PR 500

Entidad	Nombre	Puesto	Firma
Hogar Nuevo de Encuentro	Valerie Pascua	Directora	
Hogar Nuevo Encuentro	Salomé Jiménez	Asistente	
Hogar Nuevo Encuentro	Nellie Martínez	Asistente	



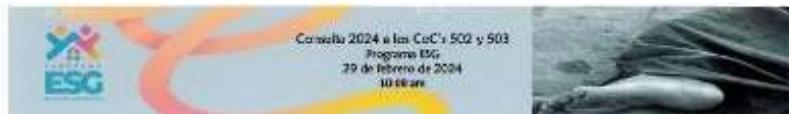
Hoja de Asistencia CoC-PR 502

Entidad	Nombre	Puesto	Firma
DVU:undeha	Aida Graciela Rivero	Asst Prog. CDRB6	Wif-22
D. Salud	Enriq. Alvear Col.	Program. Habilit	Wif-22
Mercadotecnia San Juan	Wif. Integración	Program. Habilit	Wif-22
ATV	Juan Tejeda Trujillo	Dir. de Program. Habilit	Wif-22
HOOPWA MTS	José Luis	Gerente Divisa	Wif-22
Dpto. Familia	Angie Díaz	Sec. Div. de Plenaria	Wif-22
		Gerente Pjea	Wif-22
		Program. E-56	Wif-22



Hoja de Asistencia CoC PR 509

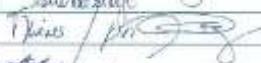
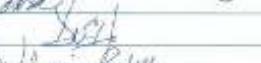
Entidad	Nombre	Padre	Mérito
1. Caja de Pensiones, Inc.			
2. Caja del Retiro Agrícola	Carmen A. Pérez	Díaz, Juan	C. Pérez
3. Cooperativa de Coodinadores Pro-Personal Autónoma de Puerto Rico, Inc.	José V. Diaz	Pérez, Juan	J. Diaz
4. Comisión Pro-Hermanos (mejor Familia Afecto de PR, Inc. (Sociedad de Hermanos)	Juan Pérez Pérez	Díaz, Juan	J. Pérez
5. Cooperativa SANS, Inc.	Blanca Matos	Cantí, Antonio	J. Matos
6. Florida Comisión, Inc.			
7. FUNIBER, Inc.	Guillermo Martínez	Argueta, Francisco	G. Martínez
8. Hogar Familia del Cielo, Inc.	Mesilia Hernández	Argueta, Francisco	M. Hernández
9. Hogar Icaro del Vida, Inc.			
10. Instituto Pro-Vocacional e Industrial de Puerto Rico, Inc.	Walter López	Delgado, Francisco	W. López
11. Motel, Inc.	Robert López	Delgado, Francisco	R. López
12. Municipio de Corozal	Rodolfo López	Delgado, Francisco	R. López
13. Municipio de Lares	Laura López	Delgado, Francisco	L. López
14. Municipio de Hormigueros	EDMENDO	Delgado, Francisco	E. Hormigueros
15. Municipio de Hormigueros	Carlos Hernández	Montañez, Pedro	C. Hernández
16. Municipio de Jayuya	Laura Pérez Afonso	Pérez, Francisco	L. Pérez
17. Municipio de Morovis	José E. Roberto Pérez	Pérez, Francisco	J. Pérez
18. Municipio de San Lorenzo			



Hola de Asistencia CoC PR 503



Hoja de Asistencia – Programa ESG

Nombre	Puesto	Firma
Archie Díaz González	Secretaria Auxiliar de Planificación e Informática y Directora Ejecutiva Programa EBC/ESG-CV	
Glorisel Rivera Bonafé	Administradora de Sistemas en Oficina	
Tamara Nieves Rosado	Oficial Administrativo Secretaria	
Carmen Annette Sánchez	Oficial Administrativo	
Diana Rodríguez Colín	Oficial Administrativo	
Wilmarie Cabello Acosta	Oficial Administrativo	
Leticia Díaz Pérez	Presidente Administradora	

**Grantee Unique Appendices**

**PY 2024 Annual Action Plan Puerto Rico**

**APPENDIX**

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## **Appendix A – Additional information Action Plan 2024**

### **Executive Summary**

**AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The strategic approach and actions to be undertaken by the responsible Commonwealth Agencies can be summarized into three main areas and related activities following the basic goals of Title I of the Housing and Community Development Act of 1974:

##### **Provide Decent Housing**

- Provide street outreach, supportive services and emergency shelter.
- Provide homeless prevention and rapid rehousing assistance.
- Provide housing assistance and supportive services to HIV population
- Support homeownership by providing down payment and closing cost assistance
- Address the need of substandard housing by supporting rehabilitation of rental housing
- Increase the supply or preserve affordable rental housing by supporting rehabilitation and production of housing, prioritizing special needs projects
- Increase the supply of affordable housing by supporting the participation of CHDOs
- Promote the development of special needs projects, which are those that provide supportive service.
- Address the need of substandard housing by supporting construction of rental housing

##### **Create a Suitable Living Environment**

- Improve the quality of special needs populations, in particular the elderly, by supporting homecare services.
- Provide support services for youth, victims of domestic violence, and employment counseling.
- Improve safety and livability of neighborhoods by investing in public facilities, infrastructure and urban renewal.
- Set aside funds for emergency relief.

##### **Expand Economic Opportunity**

- Promote the development of microenterprises.
- Invest in public facilities that support business development.
- Create and retain jobs to low- and moderate-income persons.

In terms of CDBG-DR 2017 and CDBG-MIT, During the Strategic Planning Period 2020-2024, the PRDOH will continue revitalizing downtown areas though the City Revitalization Program, providing assistance to

homeowners to repair or rebuild their homes, and increasing homeownership rates through the Homebuyer Assistance Program. PRDOH will also continue to promote economic development opportunities by providing assistance to Small Businesses under the Small Business Financing Program. Through the CDBG-MIT funds the PRDOH will continue installing solar panels in households to promote energy efficiency and stability. As well, launched programs will begin long-term planning and risk mitigation activities.

The specific goals and other summary information are presented in the following table.

The goal of the Housing Trust Fund is to provide decent affordable housing to low-income and very low-income households and individuals.

The specific goals and other summary information for the PY 2024 is presented in the following table.

Goal	Category	Geographic Area	Needs Addressed	Funding													
<b>Provide Decent Housing</b>	Homeless	Statewide	Chronic Homeless	ESG:	\$2,862,480												
	Start Year: 2020	End Year: 2024	Outcome: Availability/accessibility	Objective: Provide decent affordable housing													
Description:  Street outreach, supportive services and emergency shelter.																	
<table border="1"> <thead> <tr> <th>Goal Indicator</th><th>Outcome Indicator</th><th>Quantity</th><th>UoM</th><th colspan="2"></th></tr> </thead> <tbody> <tr> <td>Homeless Person</td><td></td><td>2,560</td><td>Persons Assisted</td><td colspan="2"></td></tr> </tbody> </table>						Goal Indicator	Outcome Indicator	Quantity	UoM			Homeless Person		2,560	Persons Assisted		
Goal Indicator	Outcome Indicator	Quantity	UoM														
Homeless Person		2,560	Persons Assisted														
<b>Provide Decent Housing (B)</b>	Homeless	Statewide	Homelessness Prevention	ESG:	\$598,689												
	Start Year: 2020	End Year: 2024	Outcome: Availability/accessibility	HOME:	\$0.00												
Description:  ESG program: Provide homeless prevention and rapid rehousing assistance. 2000 total																	

HOME program: Provide tenant-based rental/rapid rehousing. 36 total.								
Goal Indicator	Outcome Indicator	Quantity	UoM					
Tenant-based rental assistance / Rapid Rehousing		2,000	Households Assisted					
	Affordable Housing Non-Homeless Special Needs	Statewide	Housing	HOPWA:	\$2,587,917			
	Start Year: 2020	End Year: 2024	Outcome: Availability/accessibility	Objective:	Provide decent affordable housing			
<b>Provide Decent Housing (C)</b>	Description:							
	Provides housing assistance and supportive services to HIV population.							
Goal Indicator	Outcome Indicator	Quantity	UoM					
HIV/AIDS Housing Operations		422	Household Unit					
	Other	465	Other					
	Non-Housing Community Development	CDBG-entitlement communities	Non-entitlement communities	Non-housing Development- improvement	Community Public improvement	CDBG: \$2,554,532		
<b>Create Suitable Living Environments</b>	Start Year: 2020	End Year: 2024	Outcome: Availability/accessibility	Non-housing Development- Services	Community Public Services	Objective: Create suitable living environments		
	Description:							
	Social needs (public service).							
Goal Indicator	Outcome Indicator	Quantity	UoM					

	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	540	Persons Assisted		
Create Suitable Living Environments (B)	Non-Housing Community Development	CDBG- Non-entitlement communities	Non-housing Community Development- Public Facilities	CDBG:	\$17,064,040
	Start Year: 2020	End Year: 2024	Non-housing Community Development- Public improvement		
			Outcome:	Objective:	
			Availability/accessibility	Create suitable living environments	
			Description:		
			Community Development (Infrastructure and public facilities)		
			Infrastructure for disaster recovery.		
	Affordable Housing	Goal Indicator	Quantity	UoM	
		Other	191,400	Other	
Provide Decent Housing (D)	Affordable Housing	CDBG- Non-entitlement communities	Housing	CDBG :	\$2,089,502
		Statewide		HOME :	
	Start Year: 2020	End Year: 2024	Outcome:	Objective:	
			Affordability	Provide decent affordable housing	
			Description:		
			Rehabilitation of units.		
			Goal Indicator	Quantity	UoM

	Homeowner Housing Rehabilitated		Household Housing Unit		
	Homeowner Housing Added	14	Household Housing Unit		
Expand Economic Opportunity	Other	CDBG- Non-entitlement communities	Non-housing Community Development- Economic Dev	CDBG :	\$123,480
	Start Year: 2020	End Year: 2024	Outcome: Availability/accessibility	Objective: Create economic opportunities	
	Description: Economic Development.				
	Goal Indicator	Outcome Quantity	UoM		
	Jobs created/retained	6	Jobs		
	Businesses assisted	3	Businesses Assisted		
Emergency Relief	Non-Housing Community Development	CDBG- Non-entitlement communities		CDBG :	\$300,000
	Start Year: 2020	End Year: 2024	Outcome: Availability/accessibility	Objective: Create suitable living environments	
	Description: Emergency Relief.				
	Goal Indicator	Outcome Quantity	UoM		
	Other	300	Other		
	Provide Decent Housing (E)	Affordable Housing	Statewide Housing	HOME:	\$0.00
		Start Year: 2020	End Year: 2024	Outcome: Affordability	Objective: Provide decent affordable housing

	Description:  Down payment and closing costs assistance, direct assistance.				
Goal Indicator	Outcome	Quantity	UoM		
Homeowner Housing Added		0	Household Housing Unit		
Affordable Housing			Housing	HOME:	\$11,891,281
Start Year: 2020	End Year: 2024		Outcome: Affordability	HTF:	\$641,441
					Objective: Provide decent affordable housing
Provide Decent Housing (F)	Description:  Rehabilitation and production of rental housing.				
Goal Indicator	Outcome	Quantity	UoM		
Rental units constructed rehabilitated		48	HOME - Household Housing Unit		
Rental units constructed or rehabilitated		3	HTF - Household Housing Unit		

### Goals

The rationale of the Goals, and activities of the plan was based on the results of the needs assessment, which in general, found the following:

- On March 18, 2024, the Puerto Rico Planning Board (PRPB) released the 2023 Statistical Appendix to the Governor. According to the PRPB, real Gross National Product (GNP) growth was 3.9% in fiscal 2022 and 0.6% in 2023.<sup>1</sup>
- The influx of \$16 billion in business and income support initiatives under the 2021 CARES Act and the gradual disbursement of federal reconstruction funding for public assistance projects contributed to an economic recovery of, on average, 4.6% between 2021 and 2023. However, most of this growth remained supported by the strong pent-up demand generated during the pandemic.

<sup>1</sup> The 3.9% real GNP is questionable. ETI reviewed the drivers for this growth and found that the PRPB underestimated the impact of inflation on personal consumer spending, investment, and the GDP deflators. Inconsistencies were also found in inventories and export and import figures.

- Puerto Rico remains a well-diversified economy, as the PRPB's updated Gross Domestic Product (GDP) figures show. Manufacturing remains the main engine of economic activity, representing 45.6% of GDP, followed by Real Estate and Rent (16.1%), and Service (13.3%). The expansion in the service sector's GDP has become an important driver of employment growth in recent years, particularly in Accommodation and Food Services, and in Professional, Scientific and Technical Services.
- The public sector's share of GDP has fallen from 8.2% in 2011 to 4.7% in 2023, consistent with the consolidation process implemented by previous administrations to stabilize their fiscal situation. There has been material progress in the debt restructuring process, with only Puerto Rico Electric Power Authority's (PREPA) restructuring process still pending.
- Moreover, full compliance with Section 209 of PROMESA (i.e., getting adequate access to capital markets, implementing for four consecutive years a modified accrual accounting system in the development of budgets, and complying with balance budgets) is pending.

In terms of the recent performance of the economy, recent figures show that:

1. The unemployment rate has been at historical lows, i.e., 5.8% in April 2024 compared to 6.1% in the same period last year, while the labor force participation rate has reached 43.9%, influenced by the reentry of individuals into the labor force.
2. Nonfarm employment rose by 19,800 annually to 959,700 in April 2024, exceeding the 2006 to 2019 average of 935,558. However, monthly trends show that job creation is slowing. Still, persistent inflation, the implementation of the earned income tax credit, the expansion in the number of small and medium businesses, and perceived employment opportunities continue influencing the labor supply.
3. The inflation rate has fallen from 7.2% in June 2022 to 2.5% in April 2024 but exceeds the 1.8% average during 1985-2019. However, prices of food and services remain elevated, making it difficult for consumers to make ends meet.
4. Some internal factors may contribute to short-term price stickiness. These include increasing monthly fees for industrial, commercial, and residential electric bills, rising highway toll fees, growing import costs, and a higher 'state' minimum wage of \$10.50 p/h.
5. Individuals' savings growth has plateaued while debt has risen. Meanwhile, consumers' indebtedness ratio, i.e., total consumers' debt to personal disposable income declined from 68.5% in 2012 to 15.0% in 2021, rising to 47.3% in 2023, and the net worth ratio fell from 32.4% in 2021 to 26.4% in 2023.
6. The Island's economic activity is slowing. The Index of Economic Activity published by the Economic Development Bank for Puerto Rico rose 6.1% in September 2023 but saw a slowdown soon after, hitting 3.4% by December 2023 and contracting for a second straight month by -0.8% in March.

7. Housing market conditions remain under pressure as higher financing costs, housing prices, and consumers' budget constraints continue affecting affordability through 2023. The average price of housing units sold in February rose by 4.3% annually to \$193,403 in 2023 compared to \$185,454 in 2022, while housing sales declined by 436 units to 10,479 in 2022.
8. The banking industry's total loan delinquency rate in the auto loan and other consumer loan portfolios (i.e., 30-89 days past due) has increased steadily through 2023, exceeding levels prevailing in the fourth quarter of 2019.
9. Auto-repossessed units increased quarter-over-quarter by 3,295 in the first quarter of 2023, 2,943 in the second quarter, and 3,185 in the third quarter. Accumulated repossessed automobiles reached 9,423 units, closely approaching 2022 levels, yet the current level remains below the 17,727 units, on average, repossessed between 2012 and 2019.
10. Personal bankruptcies have risen substantially in the last year. Of the 4,435 filings, 68% (3,003 cases) were attributed to individuals, marking a 24% year-over-year increase compared to 2022.
11. In addition to the homeless population, other groups also require support services. These groups include: persons with HIV/AIDS, persons living in poverty, the elderly population, victims of domestic violence, and people with drug addiction problems.
12. Domestic violence constitutes one of the most serious and complex problems affecting Puerto Rican society. The Office of the Ombudsman for Women in Puerto Rico reported a total of 5,192 incidents of gender violence in 2022, and 2,786 domestic violence incidents, according to the Puerto Rico Police Bureau. Among the data on murders due to gender violence, 15 of the 20 cases in 2022 correspond to women. These data show an increase of five female deaths (15) in 2022 compared to 2019 (10). Similarly, these cases have also registered a continuous growth since 2019, when 11 cases were reported compared to the 20 reported in 2022.
13. As of June 30, 2023, a total of 51,655 HIV/AIDS cases have been reported in the Island. Out of these cases, 31,254 persons died, representing a fatality rate of 61%. Individuals living with HIV/AIDS and their families present a series of needs related to housing and complimentary services. As of December of 2022, the total number of people with an HIV diagnosis residing in Puerto Rico was 16,568. This implies that for every 100,000 inhabitants of Puerto Rico, 514 have a HIV positive diagnosis. Over one-third of the people with a positive HIV diagnosis reside in the Metropolitan Region. In 2022 only, 360 cases of HIV infection were diagnosed in adults and adolescents, a crude rate of 11.2 new HIV diagnoses by sex at birth per 100,000 inhabitants.
14. Based on this information, needs of special populations include: Shelter and outreach services for homeless population, Chronic homelessness, Substance abuse, Mentally ill, and Victims Domestic Violence, Woman with Children; and prevention and rapid rehousing for persons at risk of becoming homeless.
15. Puerto Rico's socioeconomic condition, particularly its demographic, labor and poverty indicators provide a baseline for determining the needs for public services. This information

was complemented by a survey to municipalities, where a total of 20 municipalities participated. According to this survey the priority populations in terms of public services include low- and moderate-income persons, elderly and the homeless population, particularly homeless families and elderly. Traditionally under the CDBG program local communities can select from the whole array of eligible activities described in CDBG regulations and guidelines. Such services usually target low-income population with special needs, such as the elderly in rural communities. More recently with the availability of CDBG-CV, municipalities have been implementing a wide array of activities, including emergency payments for families (rent, mortgage and utilities).

16. Non-entitlement municipalities have many infrastructure needs. Those more frequently mentioned in the survey conducted include: roads improvements, illumination of streets and public areas and water sewage systems. In terms of public facilities, facilities for the elderly were mentioned as a top priority.

**AP-10 Consultation - 91.110, 91.300(b); 91.315(l)**

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Department of Family is actively involved in Continuum of Care (CoC) activities and serves as the Collaborating Agency for CoC 502. The ESG (Emergency Solutions Grant) Program Director plays a significant role in these efforts, participating in both CoCs. Regular meetings with both CoCs are conducted to facilitate ongoing communication and collaboration. The ESG Program has always been available to work in collaboration with both CoCs. And the Program is a practice to consider the recommendations of both CoCs.

Additionally, the Department maintains continuous communication with the coordinated entry systems and the Homeless Management Information System (HMIS). Through these platforms, various strategies are developed and implemented to prevent and eradicate homelessness, particularly focusing on youth, families with children, and those at risk of homelessness. It is important to note that participation in the Coordinated Entry System (CES) and HMIS is a mandatory threshold requirement for all ESG subgrantees.

To further ensure the effective integration and participation of ESG subgrantees, organizations and municipalities must engage in CoC subcommittees within their respective areas and in the coordinated entry system. This approach aims to foster a more cohesive and unified effort in addressing homelessness at various levels and across different communities.

As part of the consolidated planning process, strategies are defined to address the main and core housing and supportive service needs of homeless individuals and families. In addressing the needs of the homeless population, the above-described parties collaborate and interact through a multi-layered service model that involves the non-profit organizations, faith-based initiatives, and other available statewide services entities. The homeless strategy encourages active participation of community-wide agencies and providers to meet the full spectrum of needs of the homeless as well as to identify gaps and priorities in the provision of services to homeless persons. The critical components of the Continuum of Care Strategy include:

Outreach, intake and assessment

- Emergency Shelter
- Transitional Housing
- Supportive Services
- Rapid Re-Housing
- Permanent Housing
- Homeless Prevention

In the Fiscal Year (FY) 2023 competition, Puerto Rico was awarded \$27,436,952 in Continuum of Care (CoC) allocated funds, distributed among its CoCs. This substantial funding will significantly bolster the territory's strategy to combat homelessness. The key objectives of this strategy include:

**Promoting Community-Wide Commitment to Ending Homelessness:** The funds will be instrumental in fostering a unified approach across various sectors of the community, aiming to eradicate homelessness.

**Support for Nonprofit Providers and Government Efforts:** The allocation provides financial support for efforts by nonprofit organizations, as well as state and local governments. These efforts are focused on rapidly re-housing individuals and families experiencing homelessness, thereby minimizing the trauma and dislocation associated with homelessness.

**Promoting Access to Mainstream Programs:** A portion of the funds will be used to improve access to and the utilization of mainstream programs by homeless individuals and families. This initiative aims to ensure that these vulnerable groups can benefit from existing support systems and resources.

**Optimizing Self-Sufficiency:** The funding will also support programs and initiatives that enhance self-sufficiency among individuals and families experiencing homelessness. This aspect is crucial for providing sustainable solutions and helping individuals and families regain stability and independence.

This strategic allocation of CoC funds aligns with the broader goal of ending homelessness in Puerto Rico by addressing its root causes and providing comprehensive support to those affected.

Municipalities are also an important stakeholder related to the goal of eradicating homelessness. Municipalities not only are some of the recipients and subrecipients of ESG and CoC funding, but they also provide support to other organizations in their outreach and service strategies. As well, municipalities have provided support to ESG-CV subrecipients, serving as responsible entities for purposes of environmental reviews and compliance.

## **AP-15 Expected Resources – 91.320(c)(1,2)**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

CDBG:

### Matching Requirements

Section 24 CFR 570.489 (a)(1) established the responsibility of the Government of the Commonwealth of Puerto Rico to pay with its own resources for all administrative costs incurred in administering the State CDBG Program. Regardless, the state may use CDBG funds to finance such costs in an amount not to exceed \$100,000, plus 50 percent of such costs in excess of \$100,000. The other 50% in excess of \$100,000 will be covered by PRDOH general budget.

### Leverage of Federal Funds

The non-entitlement municipalities will provide leverage to their projects in the form of in-kind services and equity from municipal, state, and other federal funds.

ESG

Of the \$3,461,169 expected to be received in Emergency Solutions Grant (ESG) funds for the Program Year (PY) 2024, an equivalent amount of \$3,461,169 will be matched with both cash and noncash contributions, as stipulated by the regulations in 24 CFR 576.201. To comply with this requirement, the Puerto Rico Department of Family (PRDF) mandates that subrecipients include evidence of matching contributions as part of their application process. Each subrecipient is required to match 100% of their ESG award.

However, the PRDF recognizes that there may be exceptional circumstances and, in such extreme cases, retains the discretion to exercise match forgiveness. This provision allows for a waiver of the matching requirement, but only up to an amount of \$100,000 per grant year. This waiver is specifically intended for sub-recipients facing difficulties in fulfilling their full match obligation, particularly when providing services related to disaster response, shelter, or housing.

The decision to apply this waiver and the selection of eligible sub-recipients for this leniency will be at the sole discretion of the PRDF. This measure ensures a degree of flexibility within the program, allowing for the accommodation of extraordinary situations while maintaining the integrity and objectives of the ESG program.

**HOME:**

The Authority promotes promptness, uniformity, and coherence among the agencies granting permits.

Section 42 of the Internal Revenue Code:

Provides financing by selling tax credits to United Commonwealth's investors.

The product of the sale contributes to creating and preserving rental housing units.

The Federal Tax Credit Program receives nearly \$8.2 million each year, which generates an investment of approximately \$82 millions in Puerto Rico's economy.

Interim Loans for Construction

PRHFA offers financing to construct housing projects for sale or rent. The per unit maximum price is established in the Agency's Financing policies and in procedures approved by the Board of Directors.

The Authority will charge a fee for the interim financing of up to 3% of the line peak amount of the maximum amount approved.

The fee varies depending on the kind of project (new construction or rehabilitation), the per unit sale price, the profit percentage for the developer, whether or not the project is FHA insured, and whether or not the PRHFA will provide a subsidy to buyer families.

The Authority will finance up to 80% of the total development cost (land, site improvement, construction costs, and soft costs).

Direct Loans

To purchase primary residence up to \$200,000.

Act No. 87

Mortgage insurance disbursed by Mortgage Banks.

Subsidy Contracts Administration

The US Department of Housing and Urban Development (HUD) chose the PRHFA to manage the subsidy contracts for 166 Section 8 projects in Puerto Rico. This program monitors project management to ensure the quality of life of residents and the adequate use of federal funds. In addition, the Authority is responsible of making subsidy payments to the project owner, renovating subsidy contracts for projects, approving and processing rent increases, monitoring that any deficiencies found in the projects during physical inspections are corrected, and carrying out administrative audits of the projects each year.

Loans for Multifamily Rental Housing

The Authority provides interim and permanent financing for the development of rental housing projects.

Private Sources

Private developers must demonstrate their financial capability and resources for developing housing projects that involve construction or rehabilitation of units for both rent and sale. Private funds are required as leverage for the commitment of HOME funds. Interim financing should be clear with the banking institution before the commitment of HOME funds.

Lending institutions contribute to financing affordable housing by providing flexibility on mortgage loans, conventional mortgages, and FHA mortgage insurance.

It is necessary to point out that permanent financing for HOME assisted Homebuyers may be processed through any qualified mortgage institution. The Homebuyer purchase assistance will be granted directly to low-income families.

## **AP-30 Methods of Distribution – 91.320(d)&(k)**

The full explanation of the Method of Distribution of funds to be used during this program year is:

### **ESG Disaster Funding Policy Improvement:**

The Department of the Family (DF) is dedicated to being a steadfast partner in supporting local communities during natural disasters and health emergencies, including the ongoing COVID-19 pandemic. Recognizing the unique challenges faced in such situations, the DF is committed to utilizing all available resources, including the Emergency Solutions Grant (ESG) funds allocated to Puerto Rico, to provide comprehensive aid to homeless populations impacted by these crises.

To deliver flexible and effective support, the DF will exercise the option to reallocate funds from prior year grants and their corresponding eligible activities to regions severely affected by disasters. This approach allows the DF to make targeted sub-awards to qualified subrecipients, such as local governments and non-profit organizations. These grants are designed to address immediate gaps in existing programs, meet local preparedness needs, provide temporary assistance for expanding shelter capacity or program services, and fund new initiatives like street outreach or case management. This support is crucial to facilitate the transition of affected individuals into stable and permanent housing. Additionally, the DF may allocate strategic funds for the renovation of shelters damaged by the disaster.

It is imperative that all activities funded through this approach comply with the regulations governing the ESG and adhere to local policies and procedures.

Understanding the unique challenges faced by disaster-impacted areas, the DF will temporarily adjust its standard rating and ranking process for awarding these funds. This adjustment aims to fulfill two key objectives: firstly, to acknowledge the potential difficulties in submitting detailed applications by disaster-affected areas, and secondly, to ensure that the funding is directed towards the most vulnerable and severely impacted regions, thereby maximizing the impact of the aid provided.

These improvements to the ESG Disaster Funding Policy are intended to guarantee prompt and effective support to areas affected by natural disasters and health emergencies. In doing so, the DF upholds its commitment to compliance with relevant regulations and local guidelines, while prioritizing the most urgent needs and making a significant difference in the lives of those affected by these challenging circumstances.

### *HOME Program*

## **Puerto Rico Housing Finance Authority – HOME Recapture Provisions**

The affordability restriction running with the deed will ensure that all of the HOME assistance to the homebuyer is recuperated. Recapture provisions will ensure that the property remains the beneficiary's principal residence for the term of the affordability. Thus, in case the recapture restriction is triggered, the PRHFA will recapture the entire amount of the HOME investment (net proceeds available from sale).

Net Proceeds are defined as the sales price minus superior loan repayment (other than Home funds) and any closing costs. The PRHFA will not recapture more than is available from the net proceeds of the sale.

In the case of an investment from the homebuyer, in the form of additional funds for down payment and the amount of capital improvements, such amount could be recovered by the homebuyer if net proceeds are enough to cover the HOME- assistance. Thus, net proceeds will first cover the HOME assistance, secondly, any initial investments from the homebuyer and finally any amount in excess of net proceeds (surplus) will be shared on equal basis between the PRHFA and the program beneficiary (50% retained by the PRHFA and 50% to beneficiary). Such surplus will be treated as Recaptured funds.

The PRHFA will share any net proceeds if the net proceeds are not sufficient to recapture the full Home assistance plus enable the homeowner to recover the amount of the homeowner's down payment and any capital improvement investment made by the owner since purchase, the grantee may share the net proceeds. The net proceeds are the sales price minus loan repayment (other than Home funds) and closing costs. Capital Improvement investment will be valued by appraisal. A capital improvement is the addition of a permanent structural change or the restoration of some aspect of a property that will either enhance the property's overall value, increase its useful life, or adapt it to new uses. This type of improvement, according to the Internal Revenue Service (IRS), must have a life expectancy when installed of more than one year.

Examples:

- Must fix some defect or design flaw.
- Must substantially improve the value of a property.
- Must become a permanent part of the property so that removal would cause some impactful damage to the property.
- Must be added with the intention of becoming a permanent part of the property or asset.

The IRS makes a distinction between capital improvements and repairs, which cannot be included in a property's cost basis. Repairs done as part of a larger project, such as replacing all of a home's windows, do qualify as capital improvements. Repairs that are necessary to keep a home in good condition, however, are not included if they do not add value. Examples of such non-qualifying repairs, according to the IRS, include painting, fixing leaks or replacing broken hardware.

The net proceeds may be divided proportionally as set forth in the following mathematical formulas:

$$\frac{\text{HOME investment}}{\text{HOME investment} + \text{homeowner investment}} \times \text{Net proceeds} = \text{HOME amount to be recaptured}$$
$$\frac{\text{homeowner investment}}{\text{HOME investment} + \text{homeowner investment}} \times \text{Net proceeds} = \text{amount to homeowner}$$

The affordability restrictions will not run against the developer's subsidy, hence, only direct subsidy is subject to recapture. Direct subsidy is the amount of HOME assistance- including any program income- that enabled the homebuyer to buy the unit (down payment, closing costs, interest subsidies, or other HOME-assistance). The direct subsidy also includes any assistance that reduced the purchase price from fair market value to an affordable price. Recaptured funds will be used in HOME eligible activities.

The HOME-assisted units must meet the affordability requirements for no less than the applicable period specified below, beginning after project completion or occupancy, whichever is last. Particularly, for rehabilitation and construction projects completion will be evidenced by the use and occupancy permit. For rental projects completion will be evidenced when the construction is finished and the use permit obtained. For homebuyer sales projects completion will be evidenced when the last unit is sold. If the homebuyer transfers the property, either voluntary or involuntarily, during the period of affordability, the PRHFA will recover all the HOME assistance from the net proceeds.

#### TIME RESTRICTIONS ON AFFORDABILITY LIMITATIONS

HOME Investment per unit	Length of Affordability
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
Over \$40,000	15 years

The affordability period requirements are enforced through a written agreement executed by the homebuyer and the PRHFA, and will be enforced via deed restrictions separately recorded, and a soft second mortgage over the property, if HOME requirements are met. The time limit for such lien will be determined by the amount of the subsidy granted by the State HOME Program, as shown in the above table.

The PRHFA will only approve refinancing for better rate and terms of the first mortgage, and immediate property repairs or improvements. Such approval requires the expressed written consent of PRHFA. The PRHFA will not approve debt consolidations or 'cash-out' refinance (other than for a nominal cash remainder that may be result from the adjustment of a closing date, etc.). Assisted households wishing to do a cash-out refinance during the affordability period should expect to repay the HOME-assistance.

#### Puerto Rico Housing Finance Authority – HOME Resale Provisions

##### **Description of the Resale Guidelines for the Homebuyer Activity:**

Provisions follow the requirements established in 24 CFR 92.254 (a) (5) (i) to ensure affordability in compliance titled Qualification as Affordable Housing: homeownership.

The PRHFA will use both Resale and Recapture provisions. Resale provisions will only be used in cases in which HOME assistance has been awarded as development subsidy and will not be used to reduce the purchase price of the unit and in cases in which the permanent and primary financing for the acquisition

would be affected due to the lender's policies regarding the treatment of the Recapture provisions. It has been the **PRHFA**'s experience that certain institutions equate subsidies awarded in lieu of Recapture provisions as payable loans and therefore must be considered when calculating the property's Loans to Value Ratio. Under these circumstances and when the Loans to Value Ratio exceeds the ratio authorized under the primary lender's policies, the developer or CHDO may request the sale of the HOME assisted unit under the Resale provisions. In any such case the developer or CHDO must seek the **PRHFA**'s prior written approval before selling the unit using Resale provisions.

Recapture provisions will not be used when a project receives only a development subsidy. Instead, resale provisions will be used. Resale provisions may require selling properties below fair market value in order to make the property affordable to the subsequent low-income homebuyer. Recapture provisions allow for sale at fair market value.

In order to assure the maintenance of the affordable housing stock, the **HOME** program provides a set affordability periods that relate to the resale of the property. These periods are based on the amount of **HOME** funds provided for the property, in compliance with the Table below.

TIME RESTRICTIONS ON AFFORDABILITY LIMITATIONS

HOME Investment per unit	Length of Affordability
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
Over \$40,000	15 years

The period of affordability will be based on the total amount of **HOME** funds invested in the housing, including any program income expended in the unit.

The resale requirements must ensure, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability that the housing is made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as its principal residence. The resale requirement must also ensure that the price at resale provides the original **HOME**-assisted owner a fair return on investment (including, the value of the original down payment, and capital improvements) and ensure that the housing will remain affordable to a reasonable range of low-income Homebuyers.

The affordability restrictions may terminate upon occurrence of any of the following termination events: foreclosure, transfer in lieu of foreclosure or assignment of an **FHA** insured mortgage to **HUD**. The **PRHFA** would announce in the restrictive covenants that may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the termination event, obtains an ownership interest in the housing.

The term of affordability shall be secured in the written agreements executed by the homebuyer and the **PRHFA** and enforced via deed restrictions separately recorded, and a soft second mortgage over the property. The restrictive deed of trust would be presented at the corresponding office of the Department of Justice Property Register for presentation, qualification and inscription.

The recorded restricted deed of trust would include the following covenants on the land in two instances: in the fee title simple and in the **PRHFA** direct mortgage that will secure the affordability period of the assisted housing.

- (1) The housing must be the principal residence of the family throughout the affordability period established in the recorded deed. The Homebuyer would not rent the dwelling or use it in any other manner than the principal residence of the family.
- (2) The Homebuyer must meet the affordability requirements for not less than the applicable period specified in the previous table, beginning after project completion.
- (3) Refinancing of the first mortgage would be allowed if two of the following conditions are met:
  - (a) That the dwelling unit has been continuously occupied by the Homebuyer;
  - (b) That the funding raised by the mortgage refinancing would be used for **HOME** improvements, approved by the **HOME** Program and that no cash will be used for other means;
  - (c) That the refinancing would improve the current mortgage payment, either lowering the monthly installments, interest rate or maturity term.
- (4) The **PRHFA** would conduct periodic inspections on the **HOME** assisted housing during the affordability period to verify program compliance.
- (5) Resale of the property should be authorized in advanced by the **PRHFA**, and such offering should be made only to a buyer whose family qualifies as a low-income family and will use the property as its principal residence. The resale price should provide the original **HOME**- assisted owner a fair return on investment. The homebuyer's fair return on investment will be based in the percentage change of Puerto Rico's Consumer Price Index (CPI, as published by the Puerto Rico Department of Labor and Human Resources) over the period of ownership. Capital improvements will be valued based on actual costs of the improvements as documented by an appraisal. Any improvements on the property will require written consent from the **PRHFA**.
- (6) Additionally, any approval of improvements on the property will require the submission of quotes from a valid contractor. The housing will remain affordable to a reasonable range of low-income Homebuyers.
- (7) The **HOME** equity, other than homeowner's investment and any capital improvement, and any increase in the appraised value of the property should be kept in the property, to help meet the affordability criteria for the new Homebuyer.
- (8) The property must be sold to a homebuyer complying with the following criteria: A price that is affordable to a family below 80 percent of the median income of Puerto Rico at the time of the transaction that will pay no more in PITI (the sum of loan payments of principal and interest, taxes and insurance) than 30 percent of annual (gross) income or depending on compensatory factors.
- (9) The affordability restrictions may terminate upon occurrence of any of the following termination events: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured

mortgage to HUD.

(10) PRHFA may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the termination event, obtains an ownership interest in the housing.

#### **HOME PROGRAM**

- 1. DESCRIBE THE STATE PROGRAM (HOME) ADDRESSED BY THE METHOD OF DISTRIBUTION.**
2. The PRHFA will receive \$13,212,534.00 in HOME funds for PY 2024. All resources will be allocated to provide incentives for meeting the goal of developing and supporting 48 affordable rental housing units. This will be achieved through the Rehabilitation or New Construction for Multifamily Rental Development activity combined with other funding sources like LIHTC, section 8 program among others. These eligible costs include site improvements, conversion, demolition, and other expenses such as financing costs and relocation expenses of displaced persons, families, businesses, or organizations. Funds from previous years will also be allocated to provide down payment assistance to homebuyers. Housing must be permanent or transitional and serve both low and very low-income families, according to the applicable qualifying standard associated to each activity. The distribution of HOME funds for PY 2024 is shown below:

3.

GRANT FUNDS BY ACTIVITY ALLOCATION FOR PY 2024	
Assigned Budget:	\$13,212,534.00
State Administration:	\$1,321,253.40
Homebuyers Assistance:	\$0.00
Rehab or New Construction for Multifamily Rental Development:	\$11,891,280.60
Rehab or New Construction by Owner:	\$0.00
Tenant-Based Rental Assistance (TBRA)	\$0.00

- 4. DESCRIBE ALL OF THE CRITERIA THAT WILL BE USED TO SELECT APPLICATIONS AND THE RELATIVE IMPORTANCE OF THESE CRITERIA.**

Recently (November 18, 2022), the Puerto Rico Housing Finance Authority (PRHFA) has announced a Notice of Funds Availability (NOFA) for assistance under the following programs for new construction and/or rehabilitation of low-income rental housing projects:

- Low-Income Housing Tax Credits (LIHTC)
- HOME Investment Partnerships Program (HOME)
- Housing Trust Fund (HTF)
- Community Development Block Grant Disaster Recovery (CDBG-DR)-Gap to LIHTC Program

That NOFA was released pursuant to the PRHFA's 2022 Qualified Allocation Plan (2022 QAP), HOME/HTF Action Plan and CDBG-DR State Action Plan and program guidelines. It is consistent with the funding priorities therein established.

NOFA seeks to leverage diverse funds, with criteria that will result in allocating multiple financing sources to projects that meet the State Housing Plan priorities. Although the above-mentioned NOFA had made available funds from previous action plans, it is the intention of the PRHFA that if there is a shortage of HOME funds requested for new projects (Action Plan 2022 and previous) due to the demand for those funds, the PRHFA will include funds from Action Plan 2024 and previous years to fulfill that necessity.

Following previous joint efforts and on-going initiatives, the Puerto Rico Housing Finance Authority (PRHFA) is making available the activity of New Construction or Rehabilitation for Rental Housing Development under the HOME Investment Partnership Program (HOME) Action Plan (AP) a component of the competitive process the Authority has issued. Following previous joint efforts and on-going initiatives, the HOME Program is combining and implementing a consolidated application to include CDBG-DR, LIHTC, HTF or other sources of funds or new programs, combining the requirements, to promote the development of multifamily rental projects.

Outreach for program funds is based on the methodology for open market competition. A notice of available HOME funds has been published in a general circulation newspaper. The number, nature and location of public hearings has been announced in that Notice. Any interested qualifying parties may submit an application to finance their project. This process assures equal participation of any party in the affordable housing business.

Announcement and application: HOME will announce and publish in a general circulation newspaper the quantity of funds to be released and the proposal submission deadline. As mentioned, at the discretion of the Authority, the announcement could be done in conjunction with other sources of funding or new programs (if available or once available) according to PRHFA Annual Plan and government Plan.

Interested applicants could obtain HOME information and application form at PRHFA's office or its site, [www.afv.pr.gov](http://www.afv.pr.gov). The proponents must submit applications according to the corresponding procedures and deadlines.

Please note that it should be at PRHFA's sole discretion to award Home funds to any Participant (which has requested or not HOME funds), based on the merits of the project, available funds, specific needs of the cycle, economic conditions, in order to promote the new construction/rehabilitation of low-income housing projects. This will also apply to projects requesting 9% tax-exempt bonds, where, depending of the merits and conditions of the project, HOME funds might be awarded. As of today, an estimated of \$637,773,487 from years 2021 & 2022 in Private Activity Bond Volume Cap-related 9% tax-exempt credits were available.

The public hearing was announced with the publication of the notice of availability of funds, inviting all interested parties to attend the conference in order to learn in advance about the requirements established to access all programs funds. Proponents have submitted their applications in a competitive method, ensuring the fair and unbiased contracting procedure that allows a foremost opportunity of open competition and the absence of conflicts of interests. Because the method of distribution of the State HOME Program runs as a competitive process, the PJ cannot predict the geographic distribution of the assistance.

As presented earlier, the State HOME Program will allocate the amount of \$13,212,534 for the eligible activities established in the 5YHS (including 10% for administration), amended accordingly to reflect funding changes and the needs and policy priorities announced in the State Housing Plan 2020-2024. The method for distributing HOME funds to local governments, developers, CHDOs, minority groups, and small businesses will be through the submittal of an application.

The applications for housing construction and rehabilitation must benefit low and very low-income families. The subsidy requested should be enough, without exceeding the maximum per unit subsidy standards adopted by the State HOME Program. This will allow income eligible families to meet the eligibility requirements pursuant to 24 CFR 92.203. For rental projects, the proposal should allow renters to be eligible, through compliance of 24 CFR 92.216; and for Homeownership housing, the proposal should allow prospective homeowners to be eligible in compliance of 24 CFR 92.217, among other Federal requirements and the State HOME Program criteria.

The HOME Program designated employee will receive the applications and will refer them for the corresponding analysis. Upon completion of the analysis and taking into considering the recommendation of the Multifamily Manager, the HOME Program Director will approve which applicants comply with the minimum threshold requirements and therefore can proceed with the point ranking evaluation.

Applications requesting HOME funds will be evaluated based on joint rating factors. Those factors include but are not limited to local considerations and State HOME Program's criteria, such as:

- project location;
- project characteristics;
- housing needs characteristics;
- project developer characteristics;
- financing characteristics; and
- supportive services;

#### Project Evaluation and Selection

To be considered for an allocation of HOME Funds, the applicant must submit a complete application with the following information and documents. Incomplete applications will not be accepted for evaluation or scoring.

Complete applications will be reviewed for compliance with the basic threshold requirements set forth below:

 <p>GOVERNMENT OF PUERTO RICO PUERTO RICO HOUSING FINANCE AUTHORITY</p>					
<p><b>General Remarks:</b> All applicants must confirm the submission of the required supporting documentation enabling their basic threshold (BT) qualification by filling out this form. The form summarizes the BT requirements and documentation to be further considered under the applicable program(s) announced under the NOFA. <u>ONLY APPLICATIONS MEETING ALL QUALIFICATIONS, APPLICABLE TO THEIR TYPE OF DEVELOPMENT AND REQUESTED PROGRAM(S), WILL BE FURTHER CONSIDERED.</u> Applications that do not meet the BT requirements and/or documentation might be informed in writing. All documents submitted must conform to contents, identity of issuer, period of preparation, format and any other requirement detailed in the QAP, HOME/HTF Action Plan (AP), CDBG-DR Program Guidelines (PG) or applicable rule. Respondents are solely responsible of ensuring full compliance with all the BT requirements included in this checklist and those listed under the QAP, HOME/HTF AP or CDBG-DR PG.</p>					
<p>The Authority reserves the right to interpret, supplement, qualify or modify any provision herein established or documentation requirement, in order to resolve any conflict that might arise regarding the provisions contained in the QAP, the HOME/HTF AP, CDBG-DR PG or any other applicable rule. The Authority will determine the completeness of the responses and documentation provided by respondents and, subject solely to their discretion, will determine if any correction or clarification could be requested from any applicant. Each document must be identified with the application number, document title and the reference number provided in this documentation checklist. Unless required otherwise, all documents and supporting documents are to be submitted in digital format, as follows: all documents in PDF format and an additional copy of the application in XLS format.</p>					
<p>Documents are to be submitted in an USB drive each titled as follows: [Application Number-Reference ID-Document Title]. Example: 2022-XX-BT.001-Application Form. Please, note that documents labeled "SHPO.003" through "SHPO.006" require also the submittal of printed copies no later than <u>December 16, 2022</u>.</p>					
Application Number:	2024-			NOFA 2024 Basic Threshold Requirements and Documentation Review	
Subscribed by:					
Project Name:					
Reqd. for LIHTC	Reqd. for HOME/HTF	Reqd. for CDBG -DR	Check if submitted	Doc Ref ID	Document
SHPO					

n	n	n		SHPO.001	A detailed written description of the project, including: related activities to be carried out in conjunction with the project; estimated total development cost; project area in <i>cuerdas</i> or acres; and tax property identification number (cadastral number) of the property(ies).
n	n	n		SHPO.002	Project location marked on a U.S.G.S. Topographic Quadrangle Map outlining exact boundaries. Name of the Quadrangle MUST be indicated and the original scale maintained. Other types of maps <u>will not</u> be accepted (i.e.: flood, zoning, or tourist maps, aerial or satellite photographs, etc.).
n	n	n		SHPO.003	Site Plan, scale 1:2000 or larger, showing project property and vicinity. <u>A printed copy (size "11x17") must also be submitted.</u>
n	n	n		SHPO.004	Current photographs (taken from ground level) of the property and the project's area of potential effects (at a minimum, the area of the project and its surroundings) in TIFF, JPEG or PDF formats. <u>Printed color copies must also be submitted.</u> No Polaroid's or photocopies will be accepted.
n	n	n		SHPO.005	As-found or as-built plans of the building/structure(s) to be affected by the project. <u>Printed copies (size "11x17") must also be submitted.</u>
n	n	n		SHPO.006	Schematic or preliminary drawings (floor plans, elevations, sections) that show the proposed project design. <u>Printed copies (size "11x17") must also be submitted.</u>
<b>I. Application</b>					
n	n	n		BT.001	Application Form.
n	n	n		BT.001	Application's Agreement and Certification (page 25), signed by the Owner, the President or Secretary of the General Partner, and showing corporate seal that is also legible in digital documents.
n	n	n		BT.002	Corporate Resolution certifying that the person who signed is a duly authorized officer of the applicant, authorized to sign the application.
n	n	n		BT.003	Threshold Checklist Form.
n	n	n		BT.004	Self Point-Ranking Evaluation.
n	n	n		BT.005	Subsidy Layering Review (SLR) Parameters

					Checklist Form.
n				BT.006	Copy of any waiver issued by the Authority for the public-housing set-aside category.
n	n	n		BT.007	Application's transmittal letter.
	n				Manager's check or Money Order for the amount of fees payable to the Puerto Rico Housing Finance Authority indicating application number and the term "HOME/HTF" in memo field.
				BT.008	Intentionally Omitted
<b>II. Project Characteristics</b>					
n	n	n		BT.012	Designer's Preliminary Certification (Annex J) completed by the designer, duly licensed in Puerto Rico. Also, PRHFA's Oversight & Quality Assurance Program Accessibility Standards Checklists, completed and certified by the designer, duly licensed in Puerto Rico.
n	n	n		BT.013	- Appendix A-ADA Accessibility Verification Checklist
n	n	n		BT.014	- Appendix B-Fair Housing Act Accessibility Checklist
n	n	n		BT.015	- Appendix C-Uniform Federal Accessibility Standards
n	n	n		BT.016	Project timeline for project activities including specific benchmarks for acquisition, assembly of the development team, completion of plans and specifications, completion of financial approvals, municipal approvals, building permits, project construction start date, completion date and the estimated date of lease-up (Application, page 23).

n	n	n		BT.017	Certification of the percentage of construction completion prepared by the Resident Inspector for projects under construction. (Caveat: existing construction might affect the Environmental Review, and eventual allocation of HOME, HTF and CDBG-DR Funds).
n	n	n		BT.018	Certification of the percentage of construction completion prepared by the lender's inspector for projects under construction. (Caveat: existing construction might affect the Environmental Review, and eventual allocation of HOME, HTF and CDBG-DR Funds).
n	n	n		BT.019	Evidence of site control: earnest money agreement, option or closing statement for land and/or buildings, title, deed or leasehold agreement (99 years or more if requesting HOME or HTF).
n	n	n		BT.020	Certification by owner attesting compliance with restrictions on real property acquisition or rehabilitation under the URA, 49 CFR 24.101(b) and section 23.7 of the PRDH's Administrative Plan, detailing: number of persons (families, individuals, businesses or organizations) occupying the property on the date of the submission of the application; number of persons to be displaced, temporarily relocated, or moved permanently within the building or complex; estimated cost of relocation payments and services and sources of funding; and copy of the executed agreement with organization that will carry out the relocation activities.
n	n	n		BT.021	Complete set of Architectural drawings of the proposed new construction and/or rehabilitation, certified by the project's registered architect (RA)/professional engineer (PE).
n	n	n		BT.022	Technical specifications certified by the project's RA/PE.
n	n	n		BT.023	Certification from a qualified RA/PE, retained for the accessibility inspection of the new construction and/or project rehabilitation and duly licensed in Puerto Rico, of the architectural drawings as verification that covered units and project common areas comply with the structural

					accessibility mandates of the FHAct and, wherever applicable, the 2010 ADA standards and UFAS.
n	n	n		BT.024	Zoning Certification, prepared by project's designer, stating that the proposed/current use of the property is permitted under applicable Zoning and Land Use laws and regulations, and that the applicable zoning authority is not aware of any zoning or land use violations with respect to the property. (Annex T)
n	n	n		BT.025	Recommendations of infrastructure issued by the Puerto Rico Permits Management Office (OGPe, by its Spanish acronym) and construction permit filed with competent entity.
n	n	n		BT.026	Unexpired Construction Permit, Green Construction Permit (Permiso de Construcción Verde) or Notification of Construction Permit issued by the applicable permitting office and agencies' endorsements (Puerto Rico Environmental Quality Board (JCA, by its Spanish acronym), Puerto Rico Department of Natural and Environmental Resources (DRNA, by its Spanish acronym), and Institute of Puerto Rican Culture (ICP, by its Spanish acronym), along with recommendations of infrastructure from agencies).
n	n	n		BT.027	Pursuant to Section 106 - 36 C.F.R. Part 800, State Historic Preservation Office's (SHPO) Technical Assistance or Final Determination Letter. The Technical Assistance letter shall indicate that there are no historic properties or that no adverse effect on historic properties is associated with the undertaking or the agreed-to measures if such adverse effect is determined ( <b>early documentation submittal required</b> ).
n	n	n		BT.028	Wetland Inventory Map from the U.S. Fish and Wildlife Service (USFWS) demonstrating project's location outside of any wetland, or a Wetland Preliminary Jurisdictional determination from the Corps of Engineers indicating that the project does not affect wetland.

n	n	n		BT.029	Project location must be identified in the NFIP Map (FEMA Map) to demonstrate compliance with the Floodplain Management Act – 24 CFR 55, Executive Order 11988. The project must be located outside the 100-year floodplain, coastal high hazard areas and if the project is located inside the 100-year floodplain, FEMA's approval letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR) will be submitted.
n	n	n		BT.030	Project location must be identified in the USFWS map to demonstrate compliance with the Coastal Barrier Resources Act of (CBRA) –24 C.F.R. §58.6(b). Federal assistance may not be used in the CBRA system
n	n	n		BT.031	Certification of consistency filed with the State Coastal Management Program, if required.
n	n	n		BT.032	Technical assistance or final determination letter issued by the U.S. Fish and Wildlife Service (USFWS) certifying compliance with the Endangered Species Act indicating that project does not affect endangered species.
n	n	n		BT.033	Noise Study as per the requirements set forth in the American National Standard Method for the Physical Measurement for Sound, if project located within 1,000 feet of a major noise source, road or highway, 3,000 feet of a railroad, or 5 miles of a civil airport.
n	n	n		BT.034	Soil survey, if project is for new construction or substantial rehabilitation requiring addition or expansion to structures.
n	n	n		BT.035	Archaeological study, if required by the SHPO pursuant to its review under Section 106, or if required by the Institute of Puerto Rican Culture (ICP, by its Spanish acronym), or copy of the recommendation issued by the ICP as part of the construction permit consultancy process evidencing that the study is not required.

n	n	n		BT.036	Hydraulic/Hydrologic study, if the project meets the conditions established under The Department of Natural and Environmental Resources' Administrative Order No. 2013-12, or a certification issued by a civil engineer attesting that the study is not required.
n	n	n		BT.038	For rehabilitation and acquisition/rehabilitation projects, a comprehensive capital needs assessment (CNA) report prepared by a RA or PE, duly licensed in Puerto Rico, unaffiliated with the Developer, the Development or any other entity involved with the Project, that includes: an opinion of proposed construction budget and assesses the condition, among other, of site, structural systems (roof, bearing walls and columns, foundations), plumbing systems, electrical systems, fire protection systems, building envelope and insulation, interiors (including units and common areas); and mechanical systems. For projects with more than 26 units, it must specify the remaining useful life of major systems, and include paint testing and/or risk assessment report for substantial rehabilitation projects.
n	n	n		BT.039	Certification from a qualified RA/PE, retained for the accessibility inspection, duly licensed in Puerto Rico, of the project rehabilitation, as verification of the CNA Report and that covered units and project common areas will comply with the structural accessibility mandates of the FHAct and, wherever applicable, the 2010 ADA Standards and UFAS
<b>III. Housing Needs</b>					
n	n	n		BT.042	Comprehensive market study report (updated within six months of the application) performed by a provider unaffiliated with the developer, of the low-income housing needs in the area to be served. The market study should at least include: • A statement of the competence of the market study provider, detailing education and experience of primary author and including statement of non-interest. • A description of the proposed site and neighborhood, including physical attributes of site, surrounding land uses, and proximity to community amenities or neighborhood features including shopping, healthcare,

					<p>schools, and transportation. • A map and photos of the subject site and surroundings showing location of community services.</p>
					<ul style="list-style-type: none"> <li>• An overview of local economic conditions, including employment by sector, list of major employers, and labor force employment and unemployment trends over past 5-10 years.</li> <li>• A description of the proposed development, detailing proposed unit mix (number of bedrooms, bathrooms, square footage, proposed rents, AMI level, utility allowances, and any utilities included in rent), proposed unit features and community amenities, and target population including age restrictions and/or special needs populations.</li> <li>• Demographic analysis of the number of households in the market area that are part of the target market (i.e., family, senior, etc.), income-eligible, and can afford to pay the rent, including a projected household base at placed in service date.</li> <li>• Geographic definition and analysis of the market area, including description of methodology used to define market area and map of market area including proposed site.</li> </ul>
					<ul style="list-style-type: none"> <li>• Analysis of household sizes and types in the market area, including households by tenure, income, and persons per household. Quantify the pool of eligible tenants in terms of household size, age, income, and other relevant factors. Not all residents of the market area are potential or likely tenants or buyers of any given project.</li> <li>• A description of comparable developments in the market area, including any rental concessions these developments presently offer.</li> <li>• A description of rent levels and vacancy rates of comparable properties in the market area, segmented by property type (market rate, Tax Credit, deep subsidy) and with rents adjusted to account for utility differences and concessions or other incentives. Such description should include</li> </ul>

					all existing Tax Credit developments in the primary market area, any planned additions to rental stock including recently approved Tax Credit developments and certify that the proposed Tax Credit units will not have a negative impact in any existing Tax Credit project in the market area.
					<ul style="list-style-type: none"> <li>• Expected market absorption of the proposed rental housing, including capture/penetration rate analysis of target populations. Evaluate the effective demand and the capture rate, usually expressed as a percentage (the project's units divided by the applicant pool). The capture rate is the percentage of likely eligible and interested households living within a reasonable distance from the project site who will probably need to rent units within the area. Also, expected market capture or absorption rate of the proposed rental housing, including capture/penetration rate analysis of target population; the maximum capture or absorption rate should be 10%.</li> <li>• A description of the effect on the market area, including the impact on Tax Credit and other existing affordable rental housing.</li> </ul>
					<ul style="list-style-type: none"> <li>• A statement on how the proposed project would address housing needs experienced as part of the Hurricanes Irma and Maria, Storm Isalas, Earthquakes of 2019 &amp; 2020; and any other major disaster, as declared by the President of the United States, and how they would benefit the community in the situation of a natural disaster.</li> <li>• A statement indicating that the development of new housing units will not have a negative impact on the occupancy and operations of existing rental projects (Tax Credit, HOME, HTF, among others) in the proposed project's municipality and market area.</li> <li>• <b>THE AUTHORITY WILL CONSIDER THE MARKET STUDY, THE MARKET, MARKETABILITY FACTORS, AND ANY ADDITIONAL INFORMATION AVAILABLE TO</b></li> </ul>

					DETERMINE IF AN ACCEPTABLE MARKET EXISTS FOR THE PROPOSED DEVELOPMENT. THE AUTHORITY WILL NOT BE BOUND BY THE CONCLUSIONS OR RECOMMENDATIONS OF THE MARKET REPORT AND RESERVES THE RIGHT TO DISQUALIFY ANY APPLICANT IN THE COMPETITION IF IT DETERMINES THAT AN ACCEPTABLE MARKET DOES NOT EXIST.
n	n	n		BT.043	Affirmative Fair Housing Marketing Plan (Annex S of the Application Package).
n	n	n		BT.044	Written tenant selection procedures.
<b>IV. Project Developer Characteristics</b>					
n	n	n		BT.045	Organizational chart of project structure identifying Owner, Developer, General Partner/Manager and/or Sponsor and any other related entity.
n	n	n		BT.046	Articles of Incorporation for the following entities: Owner, Developer, General Partner/Manager and Sponsor (as were described in the Application, page 1)
n	n	n		BT.047	Partnership (or Operating) Agreement of the entity to claim ownership of the Project (LP, LLC, etc.), as may apply, indicating cash contributions by the General Partner(s) and/or Limited Partner(s).

n	n	n		BT.048	Certificate of Incorporation (in USA and PR, as may apply) for the following entities: Owner, Developer, General Partner/Manager and Sponsor (as were described in the Application, page 1).
n	n	n		BT.049	Certificate of Authorization of US Foreign Limited Liability Company from PR Department of State (as it may apply) for the following entities: Owner, Developer, General Partner/Manager and Sponsor (as were described in the Application, page 1).
n	n	n		BT.050	Good Standing Certificate (in USA and PR, as may apply) for the following entities: Owner, Developer, General Partner/Manager and Sponsor (as were described in the Application, page 1).
n	n	n		BT.051	Company by-laws and internal rules for the following entities: Owner, Developer, General Partner/Manager and Sponsor (as were described in the Application, page 1).
n	n	n		BT.052	Names, addresses, telephone numbers and email address of officers, members, directors, principal stockholders or managing partner of the following entities: Owner, Developer, General Partner/Manager and Sponsor (as were described in the Application, page 1).
n	n	n		BT.053	Certification attesting that Owner, Developer, General Partner/Manager and Sponsor (as were described in the Application, page 1) or any grantee or contractor at any tier to any of the stated parties is not currently debarred, suspended or otherwise excluded from or ineligible for participation in federal assistance programs subject to 2 CFR part 2424 and are not included on the U.S. General Services Administration list of parties excluded from federal procurement and non-procurement programs.
n	n	n		BT.054	IRS Form SS-4 or other evidence of the taxpayer identification number for the following entities: Owner, Developer, General Partner/Manager and Sponsor (as were described in the Application, page 1).
	n			BT.059	Application to become a Community Housing Development Organization (CHDO) filed with the Authority.

n	n	n	BT.060	Audited Financial Statements (updated within six months of the application) of the developer, general partners, managing members, owners, and sponsors of each entity; in case of for-profit, must evidence a combined net worth of all entities and natural persons involved in the ownership structure of the project (excluding actual or future limited partners and/or Tax Credit equity providers) equal to or greater than \$1,000,000. If an entity of new creation, CPA certification of a new entity, most recent statements, if within 6 months of the application.
n	n	n	BT.061	Compiled or Revised Financial Statements (updated within six months of the application; only applicable to natural persons) of the shareholders, directors, principals, officers, members and partners, as applicable, of the owner, developer, managing member, and general partner; in case of for-profit, must evidence a combined net worth of all entities and natural persons involved in the ownership structure of the project (excluding actual or future limited partners and/or Tax Credit equity providers) equal to or greater than \$1,000,000.
n	n	n	BT.062	Statement (affidavit) sworn by owner, developer and their shareholders, directors, officers and partners, as applicable, attesting that they have not been involved in any way (either personally or as shareholders, directors, officers, members or partners of a corporation, partnership or other form of business organization or joint venture) in any other project for which the Authority has provided any financing and /or grant (as lender, conduit, custodian of funds, or otherwise) and in which a default notice under the terms and conditions of the applicable financing documents has been issued and not cured.
n	n	n	BT.063	Certification issued by the Authority's Audit and Compliance Office attesting that the owner, developer and their shareholders, directors, officers and partners, as applicable, with previous participation in the program, comply with Section 42/HOME/HTF/CDBG-DR requirements and that, as of the most recent audit/compliance review, there is no outstanding finding of noncompliance (including any fees due to

					the Authority) in another project that received Tax Credits/HOME/HTF/CDBG-DR funds and in which they have an interest or participation.
n	n	n		BT.064	Previous participants must also evidence via sworn statement that they have not been involved or are in any conflict of interest (fact or appearance) in any way (either personally or in any other juridical capacity) with the Authority, employees, officers or agents participating in any capacity in the procurement, selection, award, or the administration of a contract or agreement supported under the QAP or the NOFA. Any conflict of interest will immediately disqualify the applicant of any participation in the Authority programs.
	n	n		BT.065	Statement (affidavit) sworn by owner, developer and their shareholders, directors, officers and partners, as applicable, attesting that they have not been involved or are in any conflict of interest (fact or appearance) in any way (either personally or in any other juridical capacity) with the Authority and any of its affiliates or their employees, officers or agents participating in any capacity in the procurement, selection, award, or the administration of a contract or agreement supported under the QAP or the NOFA; nor with any contractors that have developed or participated in drafting specifications, requirements, statements of work, and invitations for bids or requests for proposals. If requesting HOME/HTF funds, must also attest that complies with 24 CFR 92.356(f).
n	n	n		BT.001	Identity of Interest (Application, page 4).
n	n	n		BT.001	List of members of the Development Team (Application, page 22)
n	n	n		BT.066	Non-Conflict of Interest Certification (Exhibit X)
n	n	n		BT.067	Non-Conflict of Interest on Existing or

					Pending Contracts Certification (Exhibit Y)
n	n	n		BT.068	Limited Denial of Participation Affidavit (Exhibit Z)
n	n	n		BT.069	Certification Regarding Debarment Suspension, Ineligibility, and Voluntary Exclusion (Exhibit AA).
n	n	n		BT.070	Certification Regarding Debarment Suspension, Ineligibility, and Voluntary Exclusion (Exhibit BB).
n	n	n		BT.071	Anti-Lobbying Certification (Exhibit CC)
n	n	n		BT.072	Authorization for Background and Financial Information (Exhibit DD)
n	n	n		BT.073	Entity Prior Performance Certification (Exhibit EE)
n	n	n		BT.074	Certification of No Benefits Received (Exhibit GG)
n	n	n		BT.001	List of members of the Development Team (Application, page 22)
n	n	n		BT.075	Resume of the designated Architect/Designer indicating qualifications, address, telephone number and references of projects evidencing experience with the design of projects similar to the proposed development.
n	n	n		BT.076	Copy of contract with designated Architect/Designer.
n	n	n		BT.077	Evidence to demonstrate that prior to designing the project the RA/PE professional liability insurance policies covered negligent acts, accessibility errors and/or omissions under the Fair Housing Act (FHA) and, wherever applicable, the 2010 American with Disabilities Act (ADA) standards and Uniform Federal Accessibility Standards (UFAS) [The professional liability insurance must be for an amount not less than 10% of the estimated construction cost.]

n	n	n		BT.078	Copy of professional Puerto Rico license of the RA or PE, in charge of design.
n	n	n		BT.079	Resume of the General Builder and/or Contractor indicating qualifications, address, telephone number and references evidencing experience with the construction of projects similar to the proposed development.
n	n	n		BT.080	Copy of contract with General Builder and/or Contractor.
n	n	n		BT.081	Evidence of General Builder and/or Contractor's bondable capacity (for payment, performance and surety bond) for no less than 50% value of the construction contract, including accessibility errors and/or omissions under the FHAct and, wherever applicable, the 2010 ADA standards and UFAS.
n	n	n		BT.082	Certification of Registry of Building Contractors issued by the Department of Consumer Affairs (DACO, by its Spanish acronym).
n	n	n		BT.083	Resume of the Resident Inspector indicating qualifications, address, telephone number and references evidencing experience with the construction inspection or management of projects similar to the proposed development.
n	n	n		BT.084	Copy of contract with Resident Inspector.

n	n	n		BT.085	Copy of professional Puerto Rico license of RA or PE of the Resident Inspector.
n	n	n		BT.086	Resume of the Management Agent indicating qualifications, address, telephone number and references evidencing experience with the management of projects similar to the proposed development, and management of Tax Credit, HOME, HTF and/or CDBG-DR assisted units.
n	n	n		BT.087	Copy of contract with Management Agent.
n	n	n		BT.088	Resume of the Accessibility Coordinator indicating qualifications, address, telephone number and references evidencing experience with disability rights laws, regulations, and requirements, and all matters related to Accessibility Standards.
n	n	n		BT.089	Copy of contract with Accessibility Coordinator.
n	n	n		BT.090	Resume of the Consultant Agent, if applicable.
n	n	n		BT.091	Copy(ies) of contract with Consultant Agent(s), if applicable, that itemizes the services to be performed by each consultant and the amount of the consultant fee for each service or group of services.
<b>V. Financing Characteristics</b>					
n	n	n		BT.001	Sources and Uses (Application, page 15)
n	n	n		BT.092	Schedule of monthly cash flow during construction period, including capital contributions.
n	n	n		BT.001	Schedule of projected income and expenses during operation certified by the proposed management agent (Application, page 18).

n	n	n		BT.093	Pro-forma with income and expense cash flow, for a 20-year period if only requesting HOME, HTF or CDBG-DR for New Construction (term for Rehabilitations will vary depending on the funding per unit), or 30-year or any other restrictive compliance period, showing: a feasible operation; prepared according to the applicable program underwriting standards; all income, including commercial, residential and ancillary income, vacancy adjustment, the amount of Tax Credits, CDBG-DR funds, HOME/HTF Funds and/or other governmental subsidies or contributions, private equity, as well as the amount of permanent financing based on the established parameters, that a project would be eligible to receive; all expenses, including partnership distributions, debt service, non-cash expenses such as depreciation and amortization of fees and principal; reserves; and <b>certified by the proposed management agent.</b>
n	n	n		BT.094	Appraisal report of site(s) and structure(s) prepared by a licensed appraiser unaffiliated with the Developer, the Development or any other entity involved with the Project, and approved by the Authority, within six months of the application.
n	n	n		BT.095	Written unqualified endorsement from the Mayor of the Municipality, or authorized representative, where the project will be located. This letter must indicate any municipal assistance that the project will receive.
n	n	n		BT.096	Letter of intent and/or commitment from interim and/or permanent financing source, other than the Authority, specifying: amount and term of the loan; fixed interest rate; non-recourse nature of the loan; amortization period; pre-payment penalties; and collateral requirements.
n	n	n		BT.097	Loan application to PRHFA on or prior to the Tax Credit, HOME, HTF or CDBG-DR application submittal, if requesting financing from the Authority.

n	n	n		BT.099	Contract or Firm Commitment letter indicating approval of funding issued by the Rural Development Housing Service of the US Department of Agriculture for projects that are financed or sponsored by the entity.
n	n	n		BT.101	Copy(ies) of the contracts or firm commitment letters must be attached to the owner's certification of federal, State, or local subsidies received or expected to be received for the development and operation of the project, as applicable.
n	n	n		BT.001	Project Development Costs (Application, pages 11, 12 and 13)
n	n	n		BT.102	Construction cost breakdown (itemized schedule of values) that substantially conforms to form HUD 2328 (form not required); certified by the proposed general contractor or project designer.
n	n	n		BT.105	Justification for exceeding any of the safe harbor parameters for general contractor fees but in no circumstance, in excess of the maximum allowable aggregate amount.
n	n	n		BT.106	Statement with the terms of the deferred developer fee and if used to fund the operating reserve and to be repaid from cash flow, and after all required replacement reserve deposits are made, within 10 years and meeting the IRS standards.
n	n	n	DD136-D14 1	BT.107	Written evidence for projects claiming and/or receiving (or not) tax exemptions (e.g., property tax waivers, rental income exemptions, etc.).
<b>VI. Other Requirements</b>					
n	n	n		BT.108	New Construction Projects: Green Building Standards-Application Checklist (Annex U) duly completed and signed, along with the required supporting documentation therein.
n	n	n		BT.109	Rehabilitation Projects: HUD Community Planning and Development (CPD) Green Building Retrofit Checklist (Annex V) duly completed and signed, along with the

					required supporting documentation therein.
n	n	n		BT.110	Broadband Infrastructure, Certification from project's designer stating that the projects plans and specifications include and comply with Broadband Infrastructure requirements, as per Federal Register Vol. 83, No. 28 (February 09, 2018), 83 FR 5844.
n	n	n		BT.111	Accessibility Requirements: Certification from project's designer stating that the projects plans and specifications include and comply with Accessibility requirements, as per Conciliation Agreement and Voluntary Compliance Agreement:
					<ul style="list-style-type: none"> <li>Twelve percent (12%) of the total ground floor and/or elevator-serviced unit inventory must be made fully mobility-accessible under the 2010 ADA Standards and, wherever applicable, the UFAS; and</li> </ul>
					<ul style="list-style-type: none"> <li>Three percent (3%) of the unit inventory must be made sensory-accessible under the 2010 ADA Standards and, wherever applicable, the UFAS.</li> </ul>
<b>FOR PRHFA USE ONLY</b>					
REVIEWED BY:				APPROVED BY:	
Name				Name	
DATE:				DATE:	

The initial basic qualifications will be evaluated by PRHFA. If the project do not meet requirements for completeness, the applications will not be received. If received, only those applications that meet the joint basic threshold requirements and qualifications would be further considered for evaluation under joint the Point Ranking System.

#### Point Ranking System

The HOME Program Director will approve which applicants comply with the minimum threshold requirements based on the recommendation of HOME Multifamily area and therefore can proceed with the point ranking evaluation. PRHFA will consider qualified applications for HOME Funds after a project satisfies all basic threshold requirements, using the Point Ranking System established hereinafter to determine the allocation of HOME Funds. The project can accumulate up to 100 points on the Point Ranking System and a minimum of 30 points to be further considered for an allocation of HOME Funds.

The Authority reserves the right not to reserve or allocate HOME funds to any applicant, regardless of that applicant's point ranking, if the Authority determines, subject to program requirements, that a reservation is not in line with the purpose and goals of the State Housing Plan or this Action Plan; the applicant's proposed project is not financially viable; there is not a substantial likelihood that the project will be able to execute in a timely manner; or the project do not comply with any other applicable requirement. The information that might be weighed to make such determination includes, but is not limited to, comments of officials of local governmental jurisdictions, the market appropriateness of the project, market's information other than the submitted market study, and the prior experience of sponsor or its representatives with multifamily projects.

Every sponsor, developer, owner, or consultant attests to the correctness of the information provided as a condition to rank the project's application according to the Point Ranking Criteria. Failure to uphold the information submitted or the representation made to support the application's evaluation and ranking throughout the allocation process will result in a finding of noncompliance and limited participation in further rounds for every person, developer, owner or consultant which participates in the project's application. The Authority might pursue any other available or enforceable remedies under federal or state laws, regulations and or any applicable professional code of ethics.

<b>HOME Program-Point Ranking Evaluation</b>		<b>Score</b>
<b>I.</b>	<b>Project Location</b>	<b>Up to 23 pts</b>
<b>I.1.</b>	<b>Location.</b> A project might be awarded up to 19 points if located within one of the following areas:	Up to 15 pts
<b>I.1.1.</b>	Urban area defined as: Central Urban Area in the Planning Board's <i>Reglamento de la Infraestructura en el Espacio Público</i> ; or Urban Center designated by the Department of Transportation and Public Works or adopted under an Urban	5

	Center Area Plan; or a state-designated Historical Zone or federally designated Historical District. See Annex Q of the Application Package for Reference Maps.	
I.1.2	Documentation required; Certification of location by a licensed land surveyor, physical address and coordinates. Any project property straddling the limit of the designated urban area will be considered as located within.	
	The portion of a census tract outside an urban area, that has a rate of:	
	20% or less below poverty line.	5
	more than 20% and less than 30% below poverty line.	3
	more than 30% and less than 40% below poverty line.	1
	Documentation required; Certification of location by a licensed land surveyor. Any project property straddling the limit of the census tract will be considered as located within.	
	Documentation required; Census tract number; census tracts "% Below Poverty Line" as per the Federal Financial Institutions Examination Council's (FFIEC) 2015 Census Report. (Application, page 1).	
I.1.3	The zone of influence around an Urban Train Station, as defined under section 3(e) of Law 74-1965, as amended.	5
	Documentation required; Certification of location by a licensed land surveyor, physical address, and coordinates. Any project property straddling the limit of the zone of influence will be considered as located within.	
I.2.	<b>Desirable Activities</b>	Up to 8 pts
I.2.1.	<b>General.</b> Projects located within 1,500 meters of the following amenities will be awarded a point each, <b>up to 6 points:</b>	Up to 6 Pts
	Town square of an urban center.	1
	Public park (must incorporate a passive non-sports area).	1
	Traditional town market ( <i>plaza de mercado</i> ).	1
	Public or licensed elementary, middle, or high school.	1
	Shopping center (100,000 square feet or more of net commercial space; <u>no other listed use is eligible if located within the shopping mall</u> ).	1
	Grocery store or supermarket with meat, produce and dairy.	1

	<u>Hospital, diagnostic and treatment center (CDT) or federally qualified health center (see <a href="http://www.hrsa.gov">www.hrsa.gov</a>).</u>	1
	Pharmacy.	1
	Federal post office.	1
	Public transit terminal (bus, <i>carros públicos</i> ).	1
	Documentation required: Map certified by a licensed land surveyor attesting to location of the facilities and the distance along a walkable public pathway or roadway between the project's main pedestrian entrance and the closest point of a town square or park facility or a public entrance to any target facility (in case of a shopping mall, to the commercial concourse or a big box-type facility entrance). If close to more than one installation belonging to the same type, only one point will be awarded. In case of a scattered-site project, distance will have to be certified from the nearest point of the closest building in the project.	
	Amenities must also be referenced by the market study.	
1.2.2.	<b>Targeted.</b> Projects targeted to the following special needs populations located within 500 meters of the following amenities will be awarded a point for each one, <b>up to 2 points</b> .	
	Single headed household:	
	Grocery store with WIC contract.	1
	Licensed or chartered childcare facility.	1
	Specific documentation required: name and physical address of facilities.	
	Specific documentation required: Evidence of inclusion in the WIC Vendor Registry published at <a href="http://wicpuertorico.com">wicpuertorico.com</a> .	
	Specific documentation required: Childcare facility charter issued by ACUDEN.	
	Elderly household:	
	Physician or dental office.	1
	Civic center or voluntary work facility.	1
	Specific documentation required: Name and physical address of facilities.	
	Homeless (as defined under HEARTH Act):	
	WIOA training center.	1

	ASSMCA licensed public or private institution for the ambulatory treatment of mental disabilities, drug addiction or substance dependency.	1
	Specific documentation required: Name and physical address of facilities.	
	Specific documentation required: Authorization for WIOA training center issued by Local Workforce Development Area.	
	Specific documentation required: Copy of license issued by ASSMCA.	
	Documentation required: Map certified by a licensed land surveyor attesting to location of facilities and distance along a walkable public pathway or a roadway between the project's main pedestrian entrance and the public entrance to any target facility. If close to more than one installation belonging to the same type, only one point will be awarded. In case of a scattered-site project, distance will have to be certified from the nearest point of the closest building in the project.	
	Amenities must also be referenced by the market study.	
1.3.	<b>Undesirable Activities.</b> Even if compliant with required environmental review, projects will be discounted one point for each one of the listed undesirable activities, up to a maximum of 5 points, if located:	Up to Minus 5
1.3.1.	Within one-eight mile of a:	
	Junkyard.	-1
	Landfill or dumpsite.	-1
	Industrial site.	-1
	Airport.	-1
	Wastewater treatment plant.	-1
1.3.2.	Adjoining a property which is or contains a:	
	Gas station.	-1
	Auto repair, paint, or tire repair shop.	-1
	Woodworking shop.	-1
	Unabated nuisance, as declared by a Municipality.	-1
	Documentation required: Map prepared by a licensed land surveyor certifying due diligence by identifying any of the listed nuisances within the established distance measured along the shortest straight line between the project lot and the nuisance property. In case of a scattered-site project, the distance will have	

	to be certified from the closest point of the project's lot closest to the identified nuisance.	
	<u><b>Every applicant must file the Map prepared by a licensed land surveyor certifying due diligence and indicating that none of the listed nuisances surround the project.</b></u>	
<b>II.</b>	<b>Project Characteristics</b>	<b>Up to 48 pts</b>
II.1.	<b>Infill or nuisance.</b> Projects will be awarded one point if proposed to develop an infill site or expropriated as part of a nuisance abatement process; and one additional point, <b>up to 2 points</b> , for each non-contiguous infill site or expropriated as part of a nuisance abatement process that is incorporated into a scattered-site project, located within an area with a radius no larger than one-quarter mile. An infill site shall be defined as a site that is bound on all except one of its sides, or two of its sides in case of a corner-type property, by adjoining built-up properties, and that has immediate access to existing public infrastructure of roads, water, sewer, and power.	Up to 2 pts
	Documentation required: Aerial photograph for each infill site showing properties.	
	Documentation required: Cadastral numbers of properties (Application, page 1).	
	Documentation required: Nuisance abatement completed by Municipality supported by property deed and certification provided by Municipality.	
II.2.	<b>Historic property.</b> A substantial rehabilitation project site is located in or incorporates a state designated historic property, federally designated historic place, or a contributing resource to a federally designated Historic District will be awarded 3 points.	3
	Documentation required: Act citation or Planning Board's Resolution number and date in case of state designated properties; listing in the National Register of Historic Places in case of federally designated properties; or State Historic Preservation Office's (SHPO) certification of contributing resource.	
II.3.	<b>Adaptive reuse.</b> The residential use is an adaptive reuse of an existing industrial/commercial property (refers to the process of reusing an old site or building for a purpose other than which it was built or designed for; does not apply if the existing structure will be demolished) will be awarded 2 points.	5
	Documentation required: Appraisal certifying present land use of the property.	
II.4.	<b>Site Characteristics.</b>	Up to 6 Pts

II.4.1.	<b>Mobility.</b> Projects (or the totality of the building sites, in the case of a scattered-site project), that incorporate improvements aimed at facilitating the mobility of its residents and promoting public transportation will be awarded <b>up to 3 points</b> , as follows:	Up to 3 pts
	The project provides an accessible and dedicated pedestrian network within the project site to connect the building(s) main pedestrian entrance(s) with egress points on all property sides adjoining a public street.	1
	Documentation required: Site plan certified by the project's designer identifying the proposed improvements.	
	Provided it is not required by a competent authority as an off-site improvement, the project includes the construction or rehabilitation of all non-conforming sidewalks in the perimeter of the project site adjoining a public roadway, in compliance with applicable accessibility standards and local codes.	1
	Documentation required: A separate plan drawing certified by the project's designer identifying any segments of the existing pedestrian pathways requiring accessibility improvements or in need of repair, and proposed improvements or new construction required to comply with applicable accessibility standards and local codes.	
	Documentation required: Approval from Municipality and competent transit authority, if applicable.	
	Documentation required: Letter from competent authority attesting the improvement is not a required off-site.	
	Provided it is not required by a competent authority as an off-site improvement, the project includes the construction or rehabilitation of transit pull-offs or public transit stops and required signage in any point of the roadway perimeter of the project site; or the provision or improvement of the sidewalks, crosswalks, refuge islands, and required signage to connect an off-site existing public transit stop with the project site, in compliance with applicable accessibility standards and local codes.	1
	Documentation required: A separate plan drawing certified by the project's designer identifying any segments of the existing pedestrian pathways requiring accessibility improvements or in need of repair, and proposed improvements or new construction required to comply with applicable accessibility standards and local codes.	
	Documentation required: Approval from Municipality and competent transit authority, if applicable.	

	Documentation required: Letter from competent authority attesting the improvement is not a required off-site.	
II.4.2.	<b>Urban Considerations.</b> A proposed development that strengthens and improves the neighborhood's general urban character may be awarded one point for each one of the following criteria, <b>up to 3 points</b> , as follows:	Up to 3 pts
	The project achieves the maximum allowable gross floor area, housing density and/or height under applicable code provisions.	1
	Documentation required: Table with applicable code provisions, maximum parameters and project parameters certified by the project's designer.	
	The parking spaces and service areas are screened from any public sidewalk or roadway by green hedges, fences, or walls with a void-to-solid area ratio of 1 or less.	1
	Documentation required: Site plan and elevation details certified by the project's designer identifying visual barriers and certifying compliance.	
	The building(s) main entrance(s) open(s) to the sidewalk of an adjoining public roadway.	1
	Documentation required: Site plan certified by the project's designer showing the location of the building's main entrance(s).	
II.5.	<b>Building Characteristics.</b>	Up to 10 Pts
II.5.1.	<b>Unit Mix.</b> Projects might earn <b>up to 2 points</b> for a unit mix preferring 2 or more bedrooms per unit as follows:	Up to 2 pts
	75% or more 2 or more bedrooms per unit	2
	50% or more 2 or more bedrooms per unit	1
	Documentation required: Floor plans certified by the project's designer.	
	Documentation required: Project pro-forma.	
II.5.3.	<b>Building Amenities.</b> Projects will be awarded one point, <b>up to 10 points</b> , for each one of the following building or unit features benefiting all units and, if applicable, not required by code or a permit authority:	Up to 8 pts
	Centrally located courtyard or patio with an area of no less than 30 sq. ft. per unit directly accessible from the main entrance(s) of the building(s).	1
	Community or meeting center with an area of no less than 15 sq. ft. per unit, with kitchen and public bathrooms.	1

	Open balcony in each unit with an area of no less than 24 sq. ft. (this area is part of the unit's Gross Living Area)	1
	Equipped exercise room(s) with an area or aggregate area of no less than 300 sq. ft.	1
	Common laundry(ies) equipped with at least a washer-dryer pair per 15 units.	1
	Equipped playground outdoor area with visual control from the main entrance.	1
	Night shift security guard.	1
	Trash chutes (for mid- or high-rise facilities).	1
	Storm windows or shutters in all units.	1
	Units with 3 or more bedrooms have 2 bathrooms.	1
	Single family units provide Washer/Dryer hookups.	1
	Single family units provide Carport ( <i>marquesina</i> ).	1
	Ceiling fans for all bedrooms and living room areas.	1
	Documentation required: Floor plans and elevations certified by the project's designer showing designated spaces, equipment, and/or floor area.	
	Documentation required: Designer's Preliminary Opinion Letter (Annex J of the Application Package, model of certification), specifying compliance with applicable design criteria.	
II.6.	<p><b>Gap Financing Efficiency.</b> Projects that demonstrate the capacity to efficiently curb gap financing sources (CDBG-MIT, HOME, HTF, FHLBNY, among others) relative total development costs. While complying with applicable standards, threshold requirements and minimum scoring, might earn <b>up to 10 points</b>. The efficiency will be measured by the following ratio:</p> <ul style="list-style-type: none"> <li>- Total Development Cost (TDC),</li> <li>- Minus Gap Financing requested (GFR),</li> <li>- Divided by the TDC,</li> <li>- Times 10 [number of max points that a project can receive for this criterion], rounded to four (4) decimal points.</li> </ul>	Up to 10 pts
	The result of the above computation equals the points earned by the project	
	$(TDC-GFR/TDC)*10=Points\ Earned$	

	Documentation required: Project Development Costs (Application, pages 11 and 12).	
	If the Gap Financing is provided by an entity, other than PRHFA, copies of the commitment letter/agreement for such financing)	
	Documentation required: Sources and Uses (Application-page 15).	
II.7.	<b>Construction Readiness.</b> Up to 5 points if requesting only Tax Credits, will be awarded if the project has one of the following:	Up to 12 Pts
	Unexpired Notification of Approval of the Construction Permit,	12
	Documentation required: Document issued by OGPe or Autonomous Municipality.	
III.	<b>Housing Needs Characteristics</b>	Up to 5 Pts
III.1.	<b>Income Targeting.</b> A project might earn 2 points if at least 50% of the units in the project are targeted for households with incomes at 50% AMI.	2
	Documentation required: Proposed covenant provision for income targeting included in letter of intent to sign Land Use Restrictive Covenant Agreement (in substantially the same form as Annex K of the Application Package).	
	Documentation required: Tenant selection procedures.	
III.3.	<b>Preservation.</b> To strengthen the Public Policy of Puerto Rico that seeks to maintain the stock of affordable rental housing a substantial rehabilitation project that meets the threshold expenditure level established under IRC 42(c)(3)(A)(ii), might earn up to 3 points if:	Up to 3 Pts
	The project curbs the risk of loss due to physical condition by replacing more than one major building component, which includes roof, bearing wall, floor, or foundation structures; plumbing system; electrical system; fire prevention and safety system; vertical transportation; or building envelope.	2
	Documentation required: Comprehensive capital needs assessment certified by an architect or civil engineer, duly licensed in Puerto Rico, including the identification of the condition of major building systems and the extent of required code compliance retrofitting.	
	The project curbs a significant risk for market conversion of the Tax Credit or otherwise rent-assisted property; or preserves a comparable level of existing project-based rental subsidies that will expire within two years of the application date.	1

	Documentation required: Housing market study must demonstrate the capacity of the project to compete for market rate tenants; copy of existing HAP, if applicable.	
IV.	<b>Project Developer Characteristics</b>	<b>Up to 9 Pts</b>
IV.1.	<b>Experience.</b> Developer, General Partner, or Managing Partner can demonstrate successful record and full compliance participating in same capacity in the development of Tax Credits projects, or other low-income housing programs, in Puerto Rico. <b>Up to 6 points</b> , a point will be awarded for each documented project, <b>up to a maximum of 3 projects</b> , for each one of the following comparable characteristics:	Up to 6 Pts
	If proposing to use only LIHTC, project demonstrating utilization of program, or in combination with other programs; if proposing to use LIHTC in combination with any other federal or state program, project utilization of similar program mix subsidizing development costs, long-term operations or providing long-term rental assistance.	3
	Similar or deeper share of income targeted populations.	3
	Documentation required: Copy of HAP, IRS form 8609 for each project, as applicable.	
	Documentation required: Relevant project documentation to support experience in particular project.	
	Documentation required: Certification issued by the Authority's Audit and Compliance Office, or the Department's Housing Subsidies and Community Development Division, as applicable.	
IV.2.	<b>Financial Strength.</b> <b>Up to 3 points</b> might be awarded if developer, general partner, and manager partner have:	Up to 3 Pts
	Combined current liquid assets equivalent to the greater of one million dollars (\$1,000,000) or 5% of the total development costs.	2
	Combined net worth equivalent to the greater of three million dollars (\$3,000,000) or 15% of total development costs.	1
	Documentation required: Compiled or revised financial statements certified by a licensed accountant.	
	Documentation required: Sources and Uses (Application, page 15).	
V.	<b>Financing Characteristics</b>	<b>Up to 12 Pts</b>

V.1.	<b>Funds Leveraging.</b> The leveraging of capital funding from public grants or non-financing sources, other than those being managed by the Authority, PRDOH or the Municipalities is encouraged by awarding a project <b>up to 2 points</b> as follows:	Up to 2 Pts
	At least 15% of the total development cost covered by other sources of public funding.	2
	At least 10% of the total development cost covered by other sources of public funding.	1
	Documentation required: Sources and Uses (Application, page 15).	
	Documentation required: Binding commitment, agreement, or award documentation.	
V.2.	<b>Local Government Funding.</b> <b>Up to 3 points</b> are awarded to projects that leverage local government capital funding through cash contributions, land donated or discounted, site or off-site improvements, grants, or a municipal construction tax abatement which is granted to the project and is not available under a local or state statute of general application, with a total value of:	Up to 3 Pts
	At least 5% of the total development cost.	3
	At least 3% of the total development cost.	2
	At least 1% of the total development cost.	1
	Documentation required: Sources and Uses (Application-page 15).	
	Documentation required: Binding commitment, agreement, or award documentation.	
	Document required: If applicable Ordinance, Resolution or Bid supporting property transaction.	
	Document required: Evidence of site control by Owner: earnest money agreement, option or closing statement for land and/or buildings, title, deed, or leasehold agreement, or equivalent for Municipal land transaction.	
	Document required: If applicable, documentation supporting construction tax abatement (Ordinance and/or Resolution).	
V.3.	<b>Local Government Land/Building.</b> <b>Up to 2 points.</b> Projects which have bought, or optioned to buy, land for redevelopment owned by PRHFA, PRDOH, PRPHA,	3

	Municipality or other instrumentality of the Government of Puerto Rico will be awarded 2 points.	
	Documentation required: Copy of long-term lease agreement, deed, or letter of commitment.	
	Document required: If applicable Ordinance, Resolution or Bid supporting property transaction.	
	Document required: Evidence of site control by Owner: earnest money agreement, option or closing statement for land and/or buildings, title, deed, or leasehold agreement, or equivalent for Municipal land transaction.	
V.4.	Projects applying for financing with the Authority will be awarded <b>up to 2 points</b> .	Up to 3 pts.
	Interim and Permanent Financing	3
	Interim or Permanent Financing	2
	Documentation required: PRHFA loan application	
V.5.	<b>Operating Expenses.</b> A project might be awarded 1 point if it meets the corresponding operating expense requirement on a per-unit per-annum (PUPA) basis in the first year:	1 Pt
	For developments with 85 units or less, a PUPA between \$3,400 and \$4,000.	1
	For developments with 86 to 150 units, a PUPA between \$3,300 and \$3,900.	1
	For developments with more than 151 units, a PUPA between \$3,200 and \$3,800.	1
	Documentation required: Certification provided by the management agent.	
VI.	<b>Supportive Services</b>	Up to 3 Pts
VI.1.	<p><b>Supportive Services.</b> To advance the Public Policy of Puerto Rico to increase the provision supporting services by integrating agencies that provide these services and coordinate their actions to support permanent housing for populations with special needs, any project might earn <b>up to 3 points</b> for sustaining a funding allocation for the provision of supportive services of the type:</p> <p>1) authorized under a federally subsidized program and that could be funded with resources obtained directly as a grantee in competitive or demonstrative grants, or as a recipient of rental or operational assistance (i.e. CoC, VASH, GPD, SSVF, Veteran Per-Diem, CDBG, 811, 202, HOPWA, FSS Program, etc.), or indirectly as sub-grantee or provider, or by contracting the services of a sub-grantee or provider, of any state or municipally managed program (i.e.: ADFAN's CSGB, VRA's Independent Living, ASSMCA's Homeless and Chronic Mental</p>	

	Health, ADFAN's Adult and Person with Disabilities Services, Medicaid's Home and Community-Based Service Waivers, among other); or 2} contracted for a certified Assisted Living facility authorized under Act 244-2003, as follows:	
	Up to 5% of the project's annual operational cost for the length of the compliance period of affordability.	3
	Up to 3% of the project's annual operational cost for the length of the compliance period of affordability.	2
	Up to 1% of the project's annual operational cost for the length of the compliance period of affordability.	1
	Documentation required: copy of supportive services commitment letter, binding commitment, award letter, contract, or agreement.	
	Documentation required: Project pro-forma.	
	Documentation required: Letter of intent to sign the Land Use Restrictive Covenant Agreement (in substantially the same form as Annex K of the Application Package) and specifying operational budget commitment for supportive services.	
	<b>Total Score</b>	100
	<b>Minimum Score</b>	30
<b>VII.</b>	<b>Tie-Breaking Criteria, listed in order of importance</b>	
VII.1.	Will favor the project that is the readiest to proceed.	
VII.2.	Will favor the project with lowest total development costs per unit.	
VII.3.	Will favor the project that is located in a Municipality with the longer elapsed period without Tax Credit allocation.	

#### **POINT RANKING Self-Evaluations**

An applicant may submit a written petition for reconsideration to the Executive Director of the Puerto Rico Housing Finance Authority (**PRHFA**) within ten (10) calendar days after the notification by mail of the letter denying the application. A copy of the petition for reconsideration must be filed with the **PRHFA** HOME Program.

The **PRHFA** shall consider the petition for reconsideration within ten (10) calendar days of filing. If the **PRHFA** makes a determination upon the merits of the petition for reconsideration, the term to petition for judicial review shall commence as of the date of the notification by mail of the final determination. If the **PRHFA** takes no action with respect to the petition for reconsideration within ten (10) calendar days of filing, the petition for reconsideration shall be deemed to have been denied outright and the term for judicial review shall commence to run as of that date.

An applicant adversely affected by a decision of the **PRHFA**, may present a petition for review before the Court of Appeals within ten (10) calendar days after the notification by mail of the letter denying the application, or within ten (10) calendar days after the expiration of the term provided to the **PRHFA** to consider the petition for reconsideration.

The filing of a petition for reconsideration or a petition for judicial review shall not stop the **PRHFA** allocation of HOME Funds to successful applicant. The reconsideration and judicial review procedure provided herein shall be the exclusive proceeding to review the merits of a decision of the **PRHFA** regarding the allocation of HOME Funds pursuant to this Action Plan. Other regulations regarding formal or informal adjudicatory proceedings before the **PRHFA** are not applicable to HOME Funds allocation decisions.

**Selection and notification (conditional):** HOME will evaluate the projects according to their specifications, available funds, and their best use. A written notice will be sent to all proponents indicating whether they were selected or not, the results of the threshold evaluation and the score assigned to their proposals. The notice will not confirm the assistance amount and MUST be considered conditional in nature and pending the determinations of the subsidy layering and other reviews of the project.

- 5. IF ONLY SUMMARY CRITERIA WERE DESCRIBED, HOW CAN POTENTIAL APPLICANTS ACCESS APPLICATION MANUALS OR OTHER STATE PUBLICATIONS DESCRIBING THE APPLICATION CRITERIA? (CDBG ONLY)**

Not applicable to the HOME Program- (see CDBG section Above)

- 6. DESCRIBE THE PROCESS FOR AWARDING FUNDS TO STATE RECIPIENTS AND HOW THE STATE WILL MAKE ITS ALLOCATION AVAILABLE TO UNITS OF GENERAL LOCAL GOVERNMENT, AND NON-PROFIT ORGANIZATIONS, INCLUDING COMMUNITY AND FAITH-BASED ORGANIZATIONS. (ESG ONLY)**

Not applicable to the HOME Program- see ESG section Above.

**7. IDENTIFY THE METHOD OF SELECTING PROJECT SPONSORS (INCLUDING PROVIDING FULL ACCESS TO GRASSROOTS FAITH-BASED AND OTHER COMMUNITY-BASED ORGANIZATIONS). (HOPWA ONLY)**

Not applicable to the HOME Program - See HOPWA Section.

**8. DESCRIBE HOW RESOURCES WILL BE ALLOCATED AMONG FUNDING CATEGORIES.**

The information that follows presents a description of the HOME Program activities and the criteria used for the distribution of funds addressing the priority needs, specific objectives, and performance measurements mentioned above. The minimum investment required by HOME activity is \$1,000 per unit.

**ACTIVITY NAME: HOMEBUYERS ASSISTANCE**

**HOME Allocation: \$0.00 (served with funds available from previous years)**

**Description:** The scope of this activity is to promote the acquisition of existing affordable housing for homeownership tenure; increasing the supply of safe, sound and sanitary dwellings available to low-income families and helping them to improve their quality of life.

HOME funds will be used to subsidized part of the down payment and closing costs to prospective homebuyers in order to reduce the monthly mortgage payments. The dwelling should meet property standards set forth in CFR 92.251 and the homebuyer should meet income targeting requirements set forth in sections 24 CFR 92.203 (income determination) and 24 CFR 92.217 (income targeting: Homeownership).

Permanent financing would be secure through a private financial institution or the Puerto Rico Department of Housing. The maximum subsidy per family will be established according to participants necessity, in compliance with 24 CFR 92.250(b).

On this basis, the Government Program will be able to consider the approval of individual homebuyer activity with a sale price up to the Homeownership Sales Price Limits published by HUD for every Municipality yearly. This value varies in each publication and depending of the property's location.

In order to qualify as homebuyer, the applicant should meet the criteria mentioned below:

- a. To qualify as a low income family in the municipality where he/she is interested in purchasing the housing unit. Eligible families are Section 8, public housing, private tenants and married or unmarried couples looking to relocate because of marriage or job replacement. We encourage single parents, handicapped and elderly looking for secure housing opportunities. Income eligibility will be determined using Annual Gross Income as defined in 24 CFR Part 5. We also encourage occupation in Projects financed by the

Puerto Rico Department of Housing if of any interest by the solicitants of the Home Program.

- b. To look into the housing market and request a sale offering from the owner seller once the family has decided on a property.
- c. To request a pre-qualification from a mortgage bank, calculating the equity available for down payment, the amount of Home funds needed for down payment assistance and the monthly mortgage.
- d. To obtain the final eligibility and subsidy analysis form the Commonwealth Home Program, in order to obtain the final program commitment. Individualized analysis and criteria per family will take place in this step.
- e. To qualify in the Home Program solicitants must be living in Puerto Rico for at least one year and the head of household and co-head must be American Citizens.
- f. The homebuyer will execute a lien through covenants running with the property and deed restrictions for the affordable period, calculated for funds invested in the unit. The share will be secure in compliance with section 24 CFR 92.254 (affordability terms). HOME assistance could be matched with any other state, federal or municipal subsidy.

**ACTIVITY NAME: REHAB OR NEW CONSTRUCTION BY OWNER**  
**HOME Allocation: \$0.00 (served with funds available from previous years)**

**Description:** The scope of this activity is to promote the rehabilitation of a substandard Homeowner unit, or the replacement of such unit if it is unsound or represents an environmental hazard, in compliance with the state and local codes. This would maintain the existing housing stock for Homeownership tenure, increase the supply of safe, sound, and sanitary dwellings available to low and very-low-income families, and help them improve their quality of life. In order to meet the activity objective, the Commonwealth HOME Program will receive applications that comply with the state and local codes and under the following criteria:

- a. Very Low- and Low-income families with preference to families displaced by natural disasters, for example hurricanes, tropical storms and earthquakes, people over 65 years old and people with special health conditions (debridden).
- b. In the case of minor or specialty repair if they are required to bring units up to applicable codes and standards and comply with minimum investment thresholds per HOME-assisted unit in a project;
- c. Moderate and substantial rehabilitation, which include rehabilitating all items that do not meet code or may involve substantial repairs throughout the home in order to bring it up to code and to improve the overall livability and functionality of the unit, given that subsidy limits established by Home are not exceeded (221 (d) (3)).
- d. Noncompliance of Section 8- Housing Quality Standards;
- e. Structural deterioration of the dwelling, for instance: current rehabilitation will exceed 25% cost of the unit;
- f. Architectural barrier removal for persons with physical impediments that need reasonable accommodation.
- g. Construction of additional bedrooms to clear overcrowding.
- h. The homebuyer will execute a lien through covenants running with the property and deed restrictions for the affordable period, calculated for funds invested in the unit. The share will be secure in compliance with section 24 CFR 92.254 (affordability terms). HOME

assistance could be matched with any other state, federal or municipal subsidy.

- i. To qualify in the **HOME** Program, solicitants must be residents of Puerto Rico and the head of household and co-head must be American Citizens.
- j. Any reconstruction may not be greater than the Homeownership Sales Price Limits under 1 unit new construction values per Municipality.
- k. All Properties to be eligible must be 1 unit.

Very Low and Low-income families will receive a grant from the Commonwealth **HOME** Program depending of the number of bedrooms for the rehabilitation of the dwelling.

The property may not have any lien on the title. The title must be under the name of the Home program participant(s).

Any additional cost beyond the subsidy limit needed to complete the rehabilitation of the **HOME** would be obtained by the participant.

The Director of the Home Program will approve on case by case basis the amount of subsidy needed to acquire or maintain an affordable housing unit.

**ACTIVITY NAME: REHAB OR NEW CONSTRUCTION FOR MULTIFAMILY RENTAL DEVELOPMENT**  
**HOME Allocation:** \$11,891,280.60

**Description:** **HOME** funds will be distributed as a grant to provide incentives or a direct loan to developers in order to reduce financing expenses in the construction loan.

The rental construction, rehabilitation, or conversion will be carried out in compliance with sections 24 CFR 92.205 (eligible activities), 92.206 (eligible project costs), 24 CFR 92.251, state and local construction codes, among others. Eligible project costs will be evaluated by the **HOME** staff, with the Reasonable Cost Certification issued by the **HOME** Program.

The amount of the subsidy to be awarded will be granted after the subsidy layering analysis is done to the project in compliance with 24 CFR 92.250 (b).

For rental housing, 90 percent of the occupants of **HOME**-assisted rental units must have incomes that are 60 percent or less of the area median; and 20 percent of the units in each rental housing project of five or more units must be occupied by tenant families with incomes at or below 50 percent of median income.

Enforcement of the affordability period, rent and occupancy requirements will be secured through covenants running with the property and deed restrictions. Covenants and deed restrictions may be suspended upon transfer by foreclosure or deed-in-lieu of foreclosure.

Every **HOME**-assisted unit is subject to rent limits designed to help make rents affordable to low income households. These maximum rents are referred to as "**HOME** Rents."

The **PRHFA** will annually announce the maximum monthly rents approved by HUD, as well as disclose the utilities allowances for **HOME**-assisted rental projects.

There are two **HOME** rents applicable to the **HOME** program:

**High HOME Rents:** Maximum **HOME** rents are the lesser of: the Section 8 Fair Market Rents (FMRs) (or area-wide exception rents) for existing housing; OR thirty (30) percent of the adjusted income of a family whose annual income equals 65 percent of median income.

**Low HOME Rents:** For properties with five or more **HOME** assisted units, at least 20 percent of **HOME**-assisted units must have rents which are no greater than:

- Thirty (30) percent of the tenant's monthly adjusted income, or thirty (30) percent of the annual income of a family, whose income equals 50 % of median income (Low **HOME** Rent), or if a project has a Federal or Commonwealth project-based rental subsidy and the tenant pays no more than 30 percent of his or her adjusted income toward rent, the maximum rent may be the rent allowable under the project-based rental subsidy program.
- Rental developers are advised that the payment standard applicable to the **HOME** Program is the High or Low **HOME** rent established by HUD for the market areas defined in Puerto Rico. The payment standard includes the utilities that should be paid by the landlord. In case the tenant pays any of these utilities, the contract rent executed by the tenant should discount the amount paid for such utilities. The **HOME** Program will use the utilities adopted by the PRDOH Section 8 Program.
- This activity significantly boosts the housing construction industry by developing new rental housing Island-wide.

**ACTIVITY NAME: TENANT-BASED RENTAL ASSISTANCE (TBRA)**

**HOME Allocation: \$0.00 (served with funds available from previous years)**

Description: Assistance from 12 to 24 months in rental vouchers with preference to families displaced by victims of domestic violence and natural disasters, for example hurricanes, tropical storms and earthquakes. Rental vouchers may be extended beyond the 24 months period depending on the specific situation of the family assisted and availability of funds.

The Director of the Home Program will approve on case by case basis the amount of subsidy needed to acquire or maintain an affordable housing unit.

**ACTIVITY NAME: HOME PROGRAM PLANNING AND ADMINISTRATION**

**HOME Allocation: \$1,321,253**

Description: The scope of this activity is to provide the framework to support planning and administrative roles exclusively for the **HOME** Program.

10% of the total allocation of HOME Program funds for PY 2024 will be used to cover reasonable administrative and planning costs for general management and coordination of the program, and other eligible costs in accordance with 24 CFR Part 92.207

**9. DESCRIBE THRESHOLD FACTORS AND GRANT SIZE LIMITS.**

No grants size limits will be applied to proposed housing development projects. For Homebuyer Financial Assistance activities, the cap are a minimum of \$1,000. The maximum subsidy per family will be established according to participants necessity, in compliance with 24 CFR 92.250(b). The Director of the Home Program will approve on case-by-case basis the amount of subsidy needed to acquire or maintain an affordable housing unit.

**10. WHAT ARE THE OUTCOME MEASURES EXPECTED AS A RESULT OF THE METHOD OF DISTRIBUTION?**

The following are the HOME Program Outcome Measures:

- Homebuyer \$0.00 – A total of 5 homebuyers (served with funds available from previous years). However, the amount of homebuyers served may increase.
- Rehab or New Construction by Owner \$0.00 – A total of 57 housing units (served with funds available from previous years). However, this amount of housing units served may increase.
- Multifamily Rental Dev. \$11,891,281 – A total of 48 housing units.
- Tenant-Based Rental Assistance (TBRA) - \$0.00 – A total of 40 families (served with funds available from previous years). However, this number of families served may increase.

**AP-50 Geographic Distribution – 91.320(f)**

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

As the PR-State Consolidated Plan leading agency, the PRDOH is responsible to address the non-housing community development needs of the Non-Entitlement municipalities within the State jurisdiction. Thus, PRDOH is responsible for overseeing that all CDBG program investment related to non-housing community development are made in eligible economically low-income geographic areas.

By eligible low-income geographic areas, PRDOH defines those geographic areas where, at least fifty-one percent of the population (in accordance with HUD CPD's Updated LMISD or low-income surveys), are members of families whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families. Exception could be made by HUD to establish income ceilings higher or lower than 50 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

As per the concentration of minorities within the State geographic areas, the ACS Demographic and Housing Estimates for 2022 shows that 99.0% of the statewide population are from hispanic or latino origins and that from this percentage, 96.4% percentage are from Puerto Rican origins.

**DISPROPORTIONATELY GREATER NEED**

The Consolidated Plan identified that Low- and moderate-income Blacks and Asians have disproportionate greater needs. The percentage of Asians that have one or more of four housing problems is 68% among 0-30% AMI, 100% among 30%-50% AMI and 97% among 50%-80% AMI. In the jurisdiction as a whole households the percentages of those having one or more of four housing problems are much less (60% among 0-30% AMI, 53% among 30%-50% AMI and 47% among 50%-80% AMI). Among Blacks, 68% of those in the 0-30% AMI bracket has one or more of four housing problems, 81% among 30%-50% AMI and 58% among 50%-80% AMI. However, as previously stated the sizes of the Black and Asians populations with problems is very small (or in the hundreds). See (Discussion section below) for areas where assistance shall be directed.

**Compliance with 70% Requirement**

The regulations require the State to use no less than 70 percent of the CDBG funds received during a period specified by the state, not to exceed three years, will be used for activities that benefit persons of low- and moderate-income persons. The PRDOH will require all non-entitlement municipalities that receive CDBG funds allocation during the PY 2024 to invest the non-housing community development funds in economically eligible low-income areas. Also, the PRDOH will require the municipalities to certify that not less than seventy percent of the individuals benefited with CDBG funded activities complies with

the low-income eligibility.

#### **CDBG**

In 2014 the Government of Puerto Rico enacted Law 137-2014 (later replaced by the Municipal Code of 2020). Under this act the central government determined the allocation for non-entitlement municipalities under the State CDBG Program. With this legislation all non-entitlement municipalities will receive the same share of CDBG funds, except for Vieques and Culebra, which will receive an additional 15%. The municipalities will continue to define the specific allocation of such funds. The ultimate geographic distribution of the CDBG funds is made by the non-entitlement municipalities once they complete their own citizen and consultation process.

#### **ESG, HOME, HOPWA and HTF**

The ESG, HOME, HOPWA and HTF programs accept proposals and provide funding for projects Island-wide.

#### **HOME & HTF**

The PRHFA will distribute funds through a competitive process and cannot predict the ultimate geographic distribution of the HOME and HTF funds. The method of distribution does not include an allocation of resources based on geographic areas, so target areas are not earmarked. Yet, the HOME and HTF Program will consider the housing needs for eligible income families in non-metropolitan areas, by taking into account the upcoming new census figures by Municipalities. The merits of the proposal will be evaluated taking into consideration the needs in any particular location. The PRHFA will comply with regulations (24 CFR 92.201 (b) (1)) requiring that resources be allocated in non-metropolitan areas. The final distribution will be based on the criteria established in the method of distribution. Estimation of the Percentage of Funds it Plans to Dedicate to Target Areas.

The HOME allocation for PY 2024 will be distributed to benefit low-income families in compliance with 24 CFR 92.203 (a), that Commonwealths "The HOME program has income targeting requirements for the HOME program and for HOME projects. Therefore, the participating jurisdiction must determine each family is income eligible by determining the family's annual income." This requirement opens the geographical area of the Commonwealth of Puerto Rico's 78 municipalities that could be served with the Commonwealth HOME Program. The PRHFA recognizes that the Municipalities of Aguadilla, Arecibo, Bayamón, Caguas, Carolina, Guaynabo, Mayagüez, Ponce, San Juan, Toa Baja, and Trujillo Alto are local PJs on their own, and that the program could complement any eligible request made from these municipalities in order to further the strategic objectives set forth by the PRHFA. Below is a map with the location of the municipalities designated as local participating jurisdictions for the HOME Program. The map illustrated on the next page shows the location of the non-metropolitan municipalities in the island.

The PRHFA will distribute funds through a competitive process and cannot predict the ultimate geographic distribution of HTF funds. The method of distribution does not include an allocation of resources based on geographic areas, so target areas are not earmarked. Yet, HTF Program will consider the housing needs for eligible income families in non-metropolitan areas, by taking into account the upcoming new census figures by Municipalities. The merits of the proposal will be evaluated taking into consideration the needs

in any particular location. The PRHFA will comply with regulations (24 CFR 92.201 (b) (1)) requiring that resources be allocated in non-metropolitan areas. The final distribution will be based on the criteria established in the method of distribution. Estimation of the Percentage of Funds it Plans to Dedicate to Target Areas.

The HTF allocation for PY 2024 will be distributed to benefit very low and extremely low-income families (see HTF Funding Priorities 91.320(k)(5)(i) for the definition). Section IV of the NOFA Ranking Self-Evaluation establishes a specific priority funding factor for developers or the applicant's capacity to undertake tax credits/HOME projects. The term "full compliance and successful record" provides sufficient basis to determine the applicant's capacity to obligate HTF funds and undertake activities in a timely matter.

**MUNICIPALITIES DESIGNATED AS PARTICIPATING JURISDICTIONS  
FOR THE HOME PROGRAM**



**MUNICIPALITIES DESIGNATED AS NON-METROPOLITAN COUNTIES**



ESG

Program funds are distributed through a competitive process. Thus, the ultimate geographic distribution of the assistance cannot be predicted.



#### Geographic Distribution

Target Area	Percentage of Funds
CoC 502	24
CoC 503	53

HOPWA - the State HOPWA funds will be distributed by the Municipality of San Juan. For this reason, there is a single strategy in the implementation of HOPWA funds. Taking this into consideration, it is necessary to make HOPWA funds available to Municipalities and Nonprofit Organizations located within the 78 municipalities of Puerto Rico. Project sub recipients of the PREMSA will have priority over those located in the San Juan EMSA. Also, potential sub recipients located in the San Juan EMSA, that are currently receiving HOPWA funds from the City of San Juan, cannot receive State HOPWA funds for the same purpose and uses.

The PRDOH cannot predict the ultimate geographic distribution of HOPWA funds. Funds will be distributed using an open competition method. It is expected that 100% of the funds are distributed.

#### Geographic Distribution

Target Area	Percentage of Funds
CDBG- Non-entitlement communities	51
Statewide	49

Table 1 - Geographic Distribution

#### Rationale for the priorities for allocating investments geographically

As previously presented in the Annual Action Plan, the projects included for the PY 2024 are created to address the priority needs and specific objectives identified in the 5-Yr. Consolidated Plan. In addition, all projects are associated with one or more priority needs and one or more goals. Therefore, the priorities for the investment related with targeted geographic areas are related with non-housing community development activities that address the goals and objectives of the Consolidated Plan. The non-entitlement municipalities proposing this type of projects must invest the CDBG monies in eligible low-

income areas, as defined by HUD.

### **Discussion**

The overarching goal of the Department of Housing and Urban Development's Community Planning and Development (CPD) programs covered by the Consolidated Plan is "to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities," principally for low- and moderate-income persons. In order to achieve the provision of suitable living environments within the low- and moderate-income communities, the PRDOH encourages non-entitlement municipalities to undertake non-housing community development activities.

These activities are designed to create, expand and/or improve the physical conditions of community's public facilities located within the benefited low- and moderate-income communities. As previously stated, an eligible low-income community is a geographic area where, at least fifty-one percent of the population, are members of families whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families.

The following Communities Municipalities has been identified by the states as priority areas with disproportionately greater need and minority concentration are included in the appendix.

Municipalities and subgrantees shall provide priority to the above areas when undertaking the eligible activities.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

#### Introduction:

Section 104(j) of the Act and Federal Register Vol. 77 No. 78, April 23rd, 2012 (Final rule) excludes from the definition of Program Income an amount of \$35,000 per year or less. Therefore, in compliance with federal laws and regulations, PRDOH does not require non-entitlement municipalities to return income up to \$35,000 provided that such revenue is counted as miscellaneous revenue. Nonetheless, PRDOH must be informed through quarterly financial reports issued to the agency of the nature and disposition of all revenues collected by the municipality, in order to determine compliance with the Program Income Rule.

Instructions regarding the reporting and expenditure of program income are available at PRDOH. The municipalities are required to send their program income estimates and reports through e-mail or fax.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	59,282.73
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>59,282.73</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	300,000
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.320(k)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A. The HOME program will use HUD-acceptable forms of investment described in 24 CFR Section 92.205(b)(1) for grants and loans. No alternative forms of investment will be used.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

**Resale and Recapture Provisions**

The **HOME** Program will ensure that **HOME** rules regarding affordability will be observed, as stipulated at 24 CFR 92.254 for Homeownership. The assisted properties will meet affordable housing requirements. Thus, properties will provide modest housing, be acquired by a low-income family as its principal residence and meet affordability requirements for a specific period of time. Affordability restrictions for both Resale and Recapture provisions, as discussed below, will be included in the written agreements executed by the homebuyer and the **PRHFA** and will be enforced via deed restrictions separately recorded, and a soft second mortgage over the property.

The **PRHFA** will use both Resale and Recapture provisions. Resale provisions will only be used in cases in which HOME assistance has been awarded as development subsidy and will not be used to reduce the purchase price of the unit and in cases in which the permanent and primary financing for the acquisition would be affected due to the lender's policies regarding the treatment of the Recapture provisions. It has been the **PRHFA** experience that certain institutions equate subsidies awarded in lieu of Recapture provisions as payable loans and therefore must be considered when calculating the property's Loans to Value Ratio. Under these circumstances and when the Loans to Value Ratio exceeds the ratio authorized under the primary lender's policies, the developer or CHDO may request the sale of the HOME assisted unit under the Resale provisions. In any such case the developer or CHDO must seek the **PRFHA** prior written approval before selling the unit using Resale provisions.

Recapture provisions will not be used when a project receives only a development subsidy and is sold at fair market value, instead, resale provisions will be used.

Adequate controls are in place, particularly as revised deed restrictions and periodic inspections, to enforce **HOME** resale or recapture provisions. The abovementioned provisions and restrictions will also apply to CHDO's in the same manner. The **PRFHA** will determine which type of provision to use with CHDO's. Such determination will be included in the written agreement with the CHDO's.

**Homebuyer assistance and rehabilitation of owner-occupied single family housing:**

Section 215(b) of the National Affordable Housing Act (NAHA) requires that the initial purchase price or after-rehabilitation value of homeownership units assisted with HOME funds not exceed 95 percent of the area median purchase price for single family housing, as determined by HUD. Historically, HUD used the FHA Single Family Mortgage Limit (known as the 203(b) limits) as a surrogate for 95 percent of area median purchase price. However, statutory changes require the 203(b) limits to be set at 125 percent of area median purchase price. Consequently, PRHFA can no longer use the 203(b) limits as the HOME Program homeownership value limits (i.e., initial purchase price or after rehabilitation value).

In Section 92.254(a)(2)(iii) of the Final Rule published on July 24, 2013, HUD established new homeownership value limits for HOME Participating Jurisdictions (PJs). This new Rule was effective August 23, 2013.

**Newly Constructed Housing.** The new HOME homeownership value limits for newly constructed HOME units is 95 percent of the median purchase price for the area based on Federal Housing Administration (FHA) single family mortgage program data for newly constructed housing. Nationwide, HUD established a minimum limit, or floor, based on 95 percent of the U.S. median purchase price for new construction for nonmetropolitan areas. This figure is determined by the U.S. Census Bureau. HUD has used the greater of these two figures as their HOME homeownership value limits for newly constructed housing in each area.

**Existing Housing.** The new HOME homeownership value limits for existing HOME units is 95 percent of the median purchase price for the area based on Federal FHA single family mortgage program data for existing housing and other appropriate data that are available nationwide for sale of existing housing in standard condition. Nationwide, HUD has established a minimum limit, or floor, based on 95 percent of the state-wide nonmetropolitan area median purchase price using this data. HUD has used the greater of these two figures as their HOME homeownership value limits for existing housing in each area.

**PJ Determined Limits.** In lieu of the limits provided by HUD, a PRHFA may determine 95 percent of the median area purchase price for single family housing in the jurisdiction annually in accordance with procedures established at § 92.254(a)(2)(iii).

The PRHFA will use the limits published by HUD that can be found at:

<https://www.hudexchange.info/resource/2312/home-maximum-purchase-price-after-rehab-value/>

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The Resale or Recapture Guidelines that assures the affordability of units acquired with HOME funds are included in the appendix.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that

will be used under 24 CFR 92.206(b), are as follows:

HOME Program funds will not be used to refinance existing debts.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

**Emergency Solutions Grant (ESG)  
Reference 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment)

The ESG standards are included on the Appendix Section of this plan.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Both PRCoC-502 and PRCoC-503 have established a Coordinated Entry System.

The PRCoC-502 Coordinated Entry System named "Derecho a Techo" is fully implemented in its geographic region. The PRCoC-502 uses a comprehensive coordination of the services available throughout the CoCPR502 community and other leaders within the geographic area, including 24 Municipalities. Through their outreach program they identify the most vulnerable homeless individuals and offer services conducive to obtaining housing. The CE is a hybrid since it has an easy-access office with the following hours of operation: Monday through Friday from 8:00AM to 8:00PM, a toll-free number, a mobile case management office, and three access point partners. Participants' needs are prioritized considering crisis situations and conditions such as chronic homelessness, domestic violence, mental illness and substance abuse, resulting in a better match of services. Individuals are evaluated with a standardized intake assessment form in order to ensure equal access and confirm the immediate needs of the individual.

The PRCoC-503 Coordinated Entry System (CES) named "Sistema Coordinado de Entrada" is also implemented. The CES uses a comprehensive coordination of the services available throughout the CoCPR-503 community, network of homeless and mainstream housing and supportive service providers and other leaders within the geographic area, including of 54 municipalities. By

implementing a comprehensive "Housing First-Assertive Community Treatment Intervention", which includes outreach workers, community advocates, housing navigators, a community "Alternative Integrated Clinic" with primary, behavioral and substance abuse services, and case management. The CES identify the most vulnerable homeless individuals and offers services conducive to obtaining housing. The CES operates an emergency hotline available 24 hours a day 7 days a week, case management office and two access points located in Caguas and Ponce. Participants' needs are prioritized considering their level of prioritization based on chronicity and urgency, crisis situations and conditions such as chronic homelessness, domestic violence, mental illness and substance abuse, resulting in a better match of services and housing options. Individuals are evaluated with a standardized intake assessment form in order to ensure equal access and confirm the immediate needs of the individual.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Please refer to Section AP-30, Method of Distribution, of this Plan for a complete description of how ESG Program funds are distributed among eligible Entities.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The State Department of Family complies with 24 CFR Section 576.405 requirements. The required homeless representation is met through the following actions:

As required by federal regulations, the PR-502 CoC has one chair on its board reserved for representatives of the homeless population, or individuals who have experienced homelessness. In addition, the CoC has a separate committee formed by formerly homeless individuals.

The PR-503 CoC has two chairs for at least two (2) representatives of the homeless population, who are or have experienced homelessness.

5. Describe performance standards for evaluating ESG.

*See Appendix for written standards.*

**Housing Trust Fund (HTF)**  
**Reference 24 CFR 91.320(k)(5)**

1. How will the grantee distribute its HTF funds? Select all that apply:

Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The Puerto Rico Housing Finance Authority (Authority) will make available the Housing Trust Fund Activities of Rental Housing along the HOME Investment Partnership Program (HOME) Action Plan (AP). Funds will be awarded to eligible applicants following a competitive process. The competitive process will follow the criteria established in the HTF Allocation Plan. Funds will be allocated to provide incentives for meeting developing and supporting affordable rental housing units. This will be achieved through new construction or rehabilitation of non-luxury housing with suitable amenities for rent.

Eligible Applicants: The PRHFA is not limiting the potential pool of applicants for the HTF program. Thus, PRHFA will allow developers, non-profits and other organizations to apply for HTF funds. However, applicants must be able to participate in PRHFA funding round (NOFA). Applicants must comply with the requirements established in 24 CFR 93.2. These requirements are integral to the basic threshold criteria described in the tables below. It is important to note that applications must demonstrate that participants understand the specific requirements of the HTF program and that even if HTF funds are combined in a project with multiple funding sources, HTF unit(s) must be assisted only via HTF eligible activities (24 CFR 93.200).

Please note that it should be at PRHFA's sole discretion to award HTF funds to any Participant (which has requested or not HTF funds), based on the merits of the project, available funds, specific needs of the cycle, economic conditions, in order to promote the new construction/rehabilitation of low-income housing projects.

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applications requesting HOME and HTF funds will be evaluated based on joint rating factors, once

applicants have satisfied the basic threshold requirements. Those factors include local considerations and State HOME and HTF Program's criteria, such as: Project location; project characteristics; project owner/developer characteristics; financing characteristics; special needs projects; Housing needs and additional criteria for rental housing projects. See the appendix for a description of the scoring method and selection criteria that was specifically developed for the HTF Program. The criteria is presented below to facilitate the description of the priority funding factors. The QAP and PRHFA NOFA will be used to determine the final scores and funding recommendations. The full explanation of the Method of Distribution of funds to be used during this program year is included in the Appendix Section (HTF Selection Criteria). Also, Section (e) below provides additional requirements for eligible recipients.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See Appendix. HTF Selection Criteria.

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The PRHFA will distribute funds through a competitive process and cannot predict the ultimate geographic distribution of the HTF funds. The method of distribution does not include an allocation of resources based on geographic areas, so target areas are not earmarked. Yet, the HTF Program will consider the housing needs for eligible income families in non-metropolitan areas, by taking into account the upcoming new census figures by Municipalities. The merits of the proposal will be evaluated taking into consideration the needs in any particular location. The PRHFA will comply with regulations (24 CFR 92.201 (b)(1)) requiring that resources be allocated in non-metropolitan areas. The final distribution will be based on the criteria established in the method of distribution.

The HTF allocation for PY 2022 will be distributed to benefit very low and extremely low income families (see HTF Funding Priorities 91.320(k)(5)(i) for the definition).

See Appendix [HTF Selection Criteria] for additional geographic considerations in the scoring system.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The PRHFA will consider applications from potential recipients that "have demonstrated experience and

capacity to conduct other Tax Credit/HOME projects as evidenced by its ability to: (i) Own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development" (24 CFR 93.2 – Definition). The term "full compliance and successful record" provides sufficient basis to determine the applicants capacity to obligate HTF funds and undertake activities in a timely matter.

Due to the limited amount of HTF funds, is not viable for the HTF allocation to be distributed via a stand-alone funding round. Thus, the State will distribute HTF funds via its regular funding round, which includes other federal funding sources such as HOME, LIHTC, among others. Under the abovementioned funding round, applicants will have to demonstrate with evidence that they have fulfilled the initial basic requirements established in the "Basic Threshold". The PRHFA has created an specific set of requirements that HTF potential applicants must satisfy. Not complying with such requirements causes applicants to be disqualified. If applicants demonstrate fulfillment of basic threshold requirements, then the specific point ranking evaluation criteria will be applied to the proposed projects.

The basic threshold for the HTF establishes that applicant must demonstrate experience. "If proposing to use a of HOME or NHTF Developer, General Partner or Managing Partner must demonstrate successful record and full compliance participating in same capacity in the development of HOME /NHTF projects in Puerto Rico." To validate such assertion the applicant must submit "Relevant project documentation to support experience in particular project." And "Certification issued by the Authority's Audit and Compliance Office, or the Department's Housing Subsidies and Community Development Division, as applicable."

See Appendix [HTF Selection Criteria] for the specifics of the scoring system. (NOFA Ranking Self-Evaluation).

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Section IV of the scoring method provides additional points for applicants that combine LIHTC or HOME projects that are specifically destined for long-term rental assistance. "If proposing to use only LIHTC or HOME, project demonstrating utilization of the respective LIHTC or HOME program, or in combination with other programs; if proposing to use LIHTC and HOME combined, or in combination with any other federal or state program, project utilization of similar program mix subsidizing development costs, long-term operations or providing long-term rental assistance." (See above, Section IV Scoring Method)

It is important to note that HTF units will include the 30 year restrictive covenants. These combined multifamily projects will provide for the preservation of affordable rental housing, particularly for extremely low families since HTF units will be required to comply with such income levels. Thus, projects which seek to increase the affordable rental housing stock will be scored favorably. Due to the limited amount of funds under HTF, leveraged funds will be the biggest portion of funds under these multifamily

projects.

See Appendix [HTF Selection Criteria] for additional details.

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

All projects funded with HTF will be required to comply with a minimum of 30 years affordability restrictions. Additional points are given to projects which provide an affordability period beyond the 30 years. Proponents will be required to sign a Land Use Restrictive Covenant Agreement. (See Section III.4 of the Scoring method) "If requesting NHTF, a project might earn up to 3 points for extending the term of affordability beyond the extended use period of thirty years" (Section III.4 of the Scoring method) The specific priority funding factors established for the HTF program are described in Section IV of the NOFA Ranking Self-Evaluation. This section establishes a specific priority funding factor for developers or the applicant's capacity to undertake tax credit/HOME projects. The following documents will be required to demonstrate the applicant's capacity to undertake an HTF project:

- Copy of HAP, IRS form 8609 for each project, as applicable.
- Relevant project documentation to support experience in particular project.
- Certification issued by the Authority's Audit and Compliance Office, or the Department's Housing Subsidies and Community Development Division, as applicable. Moreover the NOFA Ranking Self-evaluation scoring system provides additional points for applicants who have financial capacity to undertake projects. Point ranking system requires a certain amount of liquid assets.

The required documents include:

- Compiled or revised financial statements certified by a licensed accountant.
- Sources and Uses

Also, recipients must comply with PRHFA selection requirements as established in the HOME program/LIHTC QAP. Again, it is important to emphasize that entities must demonstrate organizational ability, financial capacity and knowledge of Federal, State and local housing program requirements. Recipient must demonstrate capacity to manage and operate an affordable rental housing program.

See Appendix.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or

employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See Appendix.

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See Appendix. HTF Selection Criteria.

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

N/A

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

6. **Performance Goals and Benchmarks.** The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. **Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds.** Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds. The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

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If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

PRHFA will use the maximum per unit subsidy standards adopted by the State **HOME** Program. This will allow income eligible families to meet the eligibility requirements pursuant to 24 CFR 92.203. For rental projects, the proposal should allow renters to be eligible, through compliance of 24 CFR 92.216.

The initial basic qualifications will be evaluated by the State **HOME** program personnel. If the project does not meet requirements for completeness, the applications will not be received.

The project location and the targeted population will be key factors in determining the grant size limit.

The initial basic qualifications will be evaluated by the State **HOME** program personnel. If the project does not meet requirements for completeness, the applications will not be received. If received, only those applications that meet the joint basic threshold requirements and qualifications would be further considered for evaluation under joint the Point Ranking System. The project location and the targeted population will be key factors in determining the grant size limit.

The Government of Puerto Rico is adopting the maximum **HOME/HTF** subsidy limits established in CPD Notice 15-03 for the HTF Program. These limits were adopted from Section 234 of Condominium Housing basic mortgage limits. As shown in the following table, limits vary by the number of bedrooms in the unit, and type of structure. The most recent Federal Register on Section 234-Housing Condominium (FR 72107) establishes the following limits:

Bedrooms Non-Elevator Elevator HCP Maximum Per Unit Subsidy (see appendix for table).

It is important to note that San Juan is listed in the High Cost Percentage Exception List with 270%, however it is capped at 240%. The last column is the resulting maximum per unit subsidy. The PRHFA will

apply these limits statewide since construction costs do not vary significantly between different geographical areas of the Island. Based on PRHFA these subsidy limits are reasonable taking into account the current construction costs and the experience of the agency with previous projects. Puerto Rico has several well-connected distribution centers which provide a constant pool of construction and building materials throughout the Island. Transportation infrastructure, along with port facilities in the north and south of the Island facilitate this process. Moreover, human resources costs are fairly similar between regions, particularly in construction related activities.

The abovementioned analysis recognizes that there exists fundamental differences between individual projects costs, but variations between municipalities or regions are not significant enough to grant a variation by region in the subsidy limits. The PRFHA understand that HOME limits are appropriate as the initial cap for the amount of HTF funds that will be potentially allocated to units.

**If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.**

Bedrooms Non-Elevator Elevator HCP Maximum Per Unit Subsidy

Bedrooms	Non-Elevator	Elevator	HCP	Maximum Per Unit Subsidy
0	\$55,474	\$58,378	240%	\$140,107.20
1	\$63,962	\$66,923	240%	\$160,615.20
2	\$77,140	\$81,377	240%	\$195,304.80
3	\$98,742	\$105,276	240%	\$252,662.40
4+	\$110,002	\$115,560	240%	\$277,344.00

**8. Rehabilitation Standards.** The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

This section provides the minimum acceptable standards for existing multi-family household dwelling units rehabilitated in whole or in part with National Housing Trust Fund (HTF) program funds in Puerto Rico. These standards are not intended to reduce or exclude the requirements of any local or state building or housing codes, standards or ordinances that may apply. In the event of any conflicting code(s),

the more restrictive code(s) will apply. These standards were designed to assist in achieving consistency for all rehabilitation activities funded with HTF funds. The goal of the Puerto Rico Housing and Finance Authority HTF program is to provide functional, safe, affordable and durable housing that meets the needs of the tenants and communities in which the housing is located. The purpose of the HTF Standards is to ensure that property rehabilitation puts each building in the best possible position to meet this goal over its extended life and that, at a minimum, all health and safety deficiencies are addressed.

The project developer will formally contract licensed architectural and engineering design professionals to provide appropriate professional services for each project. It is the responsibility of each licensed professional to assure that the scope of work is done in accordance with the generally accepted practices in the their discipline, as well as designing the project to be in full conformance with all the applicable Federal, State and local codes.

In addition, the architect or engineer will provide contract specifications which stipulate quality standards, materials choices and installation methods and standards. By meeting the various code requirements as a minimum standard, each building rehabilitation project is assured to be brought up to an acceptable level of rehabilitation. Warranties shall be required per the standard construction contracts on all materials, equipment and workmanship.

This Standard ensures that HTF assisted projects are completed in a thorough and workmanlike manner in accordance with industry practice and contractually agreed upon plans and specifications as well as subsequent mutually agreed upon change orders during the construction process. HTF assisted projects and developers will employ best practice industry standards relating to quality assurance to verify all work completed.

#### **I. Health and Safety**

If the housing is occupied at the time of rehabilitation, any life-threatening deficiencies must be identified and addressed immediately. These items include:

- 1 Air Quality -Propane/Natural Gas/Methane Gas Detected
- 2 Blocked Egress/Ladders
- 3 Electrical Hazards -Exposed Wires/Open Panels
- 4 Electrical Hazards -Water Leaks on/near Electrical Equipment
- 5 Emergency Fire Exits -Emergency/Fire Exits Blocked/Unusable
- 6 Missing Outlet Covers
- 7 Missing/Damaged/Expired Extinguishers
- 8 Blocked Ventilation System
- 9 Outlets/Switches/Cover Plates -Missing/Broken
- 10 Smoke Detector -Missing/Inoperable
- 11 Windows -Security Bars Prevent Egress

See Appendix B (UPCS) for a list of Inspectable Items and Observable Deficiencies, including the identification of life-threatening deficiencies for the property site, building exterior, building systems, common areas, and units.

## **II. Expected Useful Life (Capital Needs Assessment)**

All PRHFA HTF assisted projects and developers will consider the remaining expected useful life of all building components with regard to building long term sustainability and performance. Specifically, each building component with a remaining expected useful life of less than the applicable HTF period of affordability (10, 20 or 30 years, depending on amount of HTF assistance provided) shall be considered for replacement, repair or otherwise updated. Additionally, new building components with an expected useful life of less than the period of affordability shall be considered for future replacement.

A Capital Needs Assessment (CNA) is necessary for all HTF assisted multifamily housing with 26 or more total units that determines the useful life of systems, the long terms physical needs of the project and the work to be performed. Specifications for the assessment are listed below:

1. The industry standard period for CNAs is 20 years; however, project CNAs must be updated every five years during the life of the project to ensure projected capital needs through the HTF affordability period are anticipated and planned for.
  - a. If the project's affordability period is 30 years (\$50,000 or more in assistance provided). The initial CNA will cover years 1-20. The first 5-year update will be done in year 5 and cover years 6-25. The second 5-year update will be done in year 10 and will cover years 11-30.
  - b. If a project's affordability period is 20 years (\$30,000 to \$50,000 in assistance provided). The initial CNA will cover years 1-20. The first 5-year update will be done in year 5 and cover years 6-20.
  - c. If a project's affordability period is 10 years (Under \$30,000 in assistance provided). The initial CNA will cover years 1-10. The first 5-year update will be done in year 5 and cover years 6-10.
- 1 HTF assisted projects and their development teams should ensure that all building components are analyzed in the CNA as part of a comprehensive effort to balance rehabilitation scope and capital planning in a way which maximizes long-term building performance as much as possible within the parameters of both development and projected operational funding available.
- 2 The CNA will take into account any extraordinary circumstances of the prospective occupants of the dwelling (i.e. physical, sensory, developmental disabilities) and reflect a means to address such circumstances in their inspection and in the preparation of a work write-up/project specifications for that dwelling.
- 3 The CNA report must be prepared by a qualified professional (architect or engineer) who has no financial

interest in the project and no identity of interest with the developer. For purposes of this document, a "qualified professional" is a licensed professional architect or engineer, who can substantiate a minimum of five (5) years' experience providing CNA reports in accordance with PRHFA standards and who performs the assessment and supplies the PRHFA with their professional opinion of the property's current overall physical condition. The CNA must include the identification of significant deferred maintenance, existing deficiencies, and material building code violations that affect the property's use and its structural or mechanical integrity. Furthermore, the CNA must examine and

analyze the following building components:

- a. Site, including topography, drainage, pavement, curbing, sidewalks, parking, landscaping, amenities, water, storm drainage, gas and electric utilities and lines.
- b. Structural systems, both substructure and superstructure, including exterior walls and balconies, exterior doors and windows, roofing system and drainage.
- c. Interiors, including unit and common area finishes (carpeting, vinyl tile, interior walls, paint condition, etc.), unit kitchen finishes and appliances, unit bathroom finishes and fixtures and common area lobbies and corridors.
- d. Mechanical systems, including plumbing and domestic hot water, Air Conditioning, electrical and fire protection.
- e. Elevators (if applicable).
- f. Provide building life cycle study that lists each building component, the base cost and opinions of probable cost immediately (critical repair item), along with an analysis of the reserves for replacement needed to fund long-term physical needs of the project, accounting for inflation, the existing reserves for replacement balance and the expected useful life of major building systems.

- 1 Provide written cost estimates in order that the PRHFA may and determine that costs are reasonable.
- 2 The assessment will consider the presence of environmental hazards such as asbestos, lead paint and mold on the site. The assessment will include an opinion as to the proposed budget for recommended improvements and should identify critical building systems or components that have reached or exceeded their expected useful lives.
- 3 If the remaining useful life of any component is less than fifty percent (50%) of the expected useful life, immediate rehabilitation will be required unless capitalized. If the remaining useful life of a component is less than the term of the affordability period, the application package must provide for a practical way to finance the future replacement of the component.

8. The professional preparing the CNA report must:

- a. The assessment must include a site visit and physical inspection of the interior and exterior of all units and structures, as well as an interview with available on-site property management and maintenance personnel, to inquire about past repairs, improvements and an examination of invoices, contracts or work orders relating to the repairs/improvements over the last twenty-four (24) months, pending repairs and existing or chronic physical deficiencies. Any information from the interview must be included in the CNA. The assessment must also consider the presence of hazardous materials on the site.
- b. Identify physical deficiencies, including critical repair items, immediate physical needs and long

term physical needs. These must include repair items that represent an immediate threat to health and safety and all other significant defects, deficiencies, items of deferred maintenance and material building code violations that would limit the expected useful life of major components or systems.

- c. Explain how the project will meet the requirements for accessibility to persons with disabilities. Identify the physical obstacles and describe methods to make the project more accessible and list needed repair items in the rehabilitation plan.

- d. Prepare a rehabilitation plan, addressing separately all immediate and long-term physical needs.
- e. Work Specifications and Scope of Repairs
- f. Work specifications should include enough detail to specify each item to be repaired, the quantity of materials to be used and the exact location of each repair.
- g. Repairs needed to correct basic safety, durability, mechanical and efficiency deficiencies.
  - 1 All materials used must meet the Puerto Rico Building Code standard material specifications. All work must be done with skilled craftsmen and accomplished with care.
  - 10. Upon completion of repairs, the contractor will:
    - a. Remove all construction debris from the site.
    - b. Clean all floors impacted by the work.
    - c. Clean all new and existing paint from other finished surfaces including window glass and mirrors.
    - d. Leave all newly installed items in operating condition.
    - e. Start all other electrical and mechanical systems.
    - f. Put all hardware in operating condition.
    - g. Deliver new keys to homeowners for any newly installed hardware.

### **III. Major Systems**

HTF Rehabilitation assisted projects must comply with the requirements indicated in this document and the State and Local Construction Codes approved under the Commonwealth of Puerto Rico.

#### **1. Site Standards**

- a. The HTF assisted project must assure that the site is safe, clean and usable, and designed with details, assemblies and materials to provide ongoing durability without undue future maintenance.
- b. Site design and engineering shall be by a qualified professional.
- c. The access to a building shall be safe, logical, readily identifiable, sheltered from the weather, and meeting the exit requirements to a public way. Pathways of circulation within a building shall also be safe and logical.
- d. Design and systems shall conform to the "Reglamento Conjunto" 2015 and the Puerto Rico Building code, 2011.
- e. Sprinkler water service – Underground water service as

required for building sprinkler system shall be in accordance with NFPA 24.

f. Sewer connections to municipal sewage systems and on-site sewage disposal must have a minimum useful life same as the affordability period.

g. Means of egress components shall be in conformance with Chapter 10 of the International Building Code

h. Vehicular access to public way – site design shall conform to local zoning code (“Reglamento Conjunto”) and the “Departamento de Transportación y Obras Públicas” regulations, as well as be sensible in its layout to maximize vehicular and pedestrian safety.

i. On-site Parking – parking shall be adequate for project type, meet local codes, and be designed to drain well, with a durable appropriate surface material. Handicapped parking shall be provided as required. Designers may utilize the “Reglamento Conjunto” to determine the guidelines in the design.

j. Pedestrian access and hardscape – In general, paved walkways within the site will be designed to provide sensible pedestrian access from the public way into the site, from parking areas, and provide access to buildings. All walkways should generally conform to applicable codes for width and slopes, and fall protection. Site stairs shall be safe and sound, constructed of durable materials, with proper rise and run, and with code approved railings as required. Accessible routes into buildings shall be provided as required by code.

k. Site amenities – site amenities may be provided which enhance the livability of the project including playground areas, seating, benches, patio areas, picnic tables, bike racks, grills, and fencing, etc.

l. Mailboxes -Provision will be made for USPS-approved cluster mailbox units if required by the USPS.

m. Landscaping – lawns, ground cover, planting beds, perennial plants, shrubs and trees may be provided to enhance the livability, and to provide a positive aesthetic sense. Planting choices specified should be low maintenance, non-invasive species, of an appropriate size and scale and located, when adjacent to building structures, with regard to their size at maturity.

n. Solid waste collection & storage – if necessary, provision shall be made for the outdoor storage and collection of solid waste and recycling materials in receptacles (dumpsters, wheeled trash cans, totes). Enclosures may be provided and should be accessible as required by code.

o. Site lighting with shielded fixtures may be provided to illuminate parking and pedestrian walkways, and will conform to local zoning code. Energy efficient lighting shall conform to the International Energy Conservation Code of Puerto Rico, 2011.

- p. The lot or defined site must be free of debris, garbage or other accumulations of site stored items that create possibilities of infestations. The site should be generally level, well drained and accessible.
- q. All exterior property and premises must be maintained in a clean, safe and sanitary condition.
- r. Drainage – assure that the grading surrounding the building will slope away from the building and drain properly, without ponding or erosion. Replacement landscaping and grading must direct water away from structures.
- s. Fencing and gates must not be damaged; missing sections or has holes per UPCS.
- t. Grounds must be erosion and rut free, not overgrown or penetrating vegetation and have functional ponding and site drainage per UPCS.
- u. Hazardous and substandard conditions include any condition that threatens the health and or safety of the occupants. Substandard conditions include any condition that threatens, defeats or will lead to the

lack of functional viability of a single feature of a home. These conditions must include but not be limited to:

- i. Accumulated debris, waste or garbage, either in enclosed areas such as storage buildings or in yard areas.
- ii. Environmental conditions such as flooding, mudslides, abnormal air pollution, smoke or dust, gas smells, sewer odor.
- iii. Eroding soil and accumulation of stagnant water
  - iv. Excessive noise, vibration or vehicular traffic.
  - v. Excessive accumulations of trash.
- vi. Excessive weeds or plant growth.
- vii. Fire hazards.
- viii. Deteriorated and/or irreparable outbuildings, sheds, or other structures that are no longer in use or are made unusable by their condition.
- ix. Holes, ditches, exposed meter boxes or other conditions that create a tripping hazard, excluding drainage ditches that are part of a designed drainage system.
- x. Rodents, insects or other infestations.
- xi. Grading that directs water toward any structure.
- xii. Sewer odor. Standing water or depressions that hold water during wet weather, leaking water supply, percolating or leaking sewage.
- xiii. Exposed pipes, railings or other installations creating tripping hazards.
- xiv. Damaged, missing or deteriorated walkways, steps and decks that create tripping hazards or

- are otherwise unsafe.
- xv. Stairways or steps with four (4) or more risers and without a functional handrail. Stairways, decks, porches, balconies and all appurtenances without proper anchorage or capable of supporting the imposed loads.
- xvi. Handrails and guards in poor condition or not properly fastened or capable of supporting normally imposed loads.
- xvii. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

## 2. Interior Spaces

- a. Means of egress components shall be in conformance with Chapter 10 of the IBC "*Means of Egress*" and Chapter 7 of NFPA 101, including complete layout of the exits, corridor and stair dimensional requirements and arrangement, doors sizes and swings, door hardware, panic exit devices, door self-closers, interior finishes, walking surfaces, fire separations, stair enclosures, guards and railings, ramps, occupant load calculations, illumination, and signage.
- b. Minimum Space and Use Standards
  - i. The dwelling unit must have a living room, a kitchen area and a bathroom.
  - ii. Dwelling units shall not be occupied above the maximum occupant load of space requirements according to the PRBC 1021.2.
- c. Minimum Standards for Ceilings
  - i. Habitable spaces including hallways, corridors, shall have a ceiling height of no less than eight feet (8'), laundry areas, bathrooms, toilet rooms and kitchens may have a ceiling height of not less than seven feet six inches (7'-6") according to the PRBC 1208.2, unless the following exceptions:
    - o. Where beams or girders are spaced not less than four (4) feet on center and project not more than six (6") inches below the required ceiling height.
    - oi. If any room in a building has a slope ceiling, the prescribed ceiling height for the room is required at the lower level of the ceiling. Any portion of the room measuring less than five feet (5') from the finished floor to the ceiling shall not be included in any computation of the minimum area thereof.
- d. Minimum Room Widths
  - i. Habitable rooms, other than kitchens, shall not be less than seven feet (7') wide in any plan dimension according to the IBC 1208.1.
  - ii. Kitchens shall have a minimum floor area of fifty square feet and shall provide clear passageways of not less than three feet (3') between counter fronts, counter fronts and appliances or counter fronts and walls according to the IBC 1208.1
  - iii. All kitchens must have a working refrigerator, cook-top and oven. All equipment must be in proper operating condition.
  - iv. The kitchen must have a sink in proper operating condition, with a sink trap and hot and cold running water connected, to an approvable water supply system and an approvable sewer disposal system.
  - v. There must be facilities and services for the sanitary disposal of food waste and refuse, including temporary storage facilities where necessary (i.e. garbage cans).
- e. Minimum Standards for Bathrooms
  - i. Each dwelling unit will have a functional and code compliant bathroom in accordance with IBC 1210
  - ii. The bathroom must be located in a separate private room with lockable doors.

- iii. The bathroom must have a fixed basin in proper operating condition, with a sink trap and hot and cold running water. The kitchen sink cannot be used as the required lavatory or basin.
- iv. The bathroom must have a tub or shower in proper operating condition with hot and cold running water.
- v. A flush toilet in proper operating condition is required.
- vi. The bathtub and or shower may be in the same room as the flush toilet, water closet and lavatory or basin or said bathtub or shower may be in a separate room. The facilities must utilize an approvable water supply system and an approvable waste water disposal system.
- f. Minimum Standards for Bedrooms
- i. Every bedroom shall have a minimum area of 120 square feet according to the IBC 1208.3.
- ii. Efficiency Units minimum area is 220 square feet plus 100 square feet for every additional occupant according to the IBC 1208.4.
- iii. Every bedroom shall have access to at least one (1) water closet and one (1) lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one (1) water closet and lavatory located within one (1) story (floor) from the story in which the bedroom is located.
- iv. Bedrooms must not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces, except when the unit contains fewer than two (2) bedrooms.
- g. Minimum Standards for Living Rooms
- i. Living rooms shall have a minimum area of 120 square feet
- h. Storage -adequate clothes closets, pantry and general storage shall be provided.
- i. Amenity Spaces -provision for laundry facilities, bike storage, trash & recycling, and other utility or common spaces may be made in accordance with the goals of the project program. The project developers are encouraged to consider adding such amenities as may be appropriate to enhance the livability of the housing for the tenants.

### **3. Structure**

- a. A qualified professional shall examine each building's load-bearing structure, and assess its existing condition to determine suitability of continued use.
- b. In general, structure evaluation and design shall be in conformance with IBC Chapter 16 and the American Society of Civil Engineers Minimum Design Loads for Buildings and Other Structures (ASCE 10), 2013.
- c. In most residential rehabilitation projects where there is no change in use, it is not expected that the structure will be brought up to new construction standards. Consideration shall be given if there are any proposed changes in use which would impact the occupancy load.
- d. Deficiencies identified shall be addressed and repairs will be designed and specified as determined necessary to correct such conditions:
  - i. Repairs shall be made to any deteriorated load-bearing structural elements.
  - ii. Reinforce, install supplemental or replace structural members determined not to be adequate for use.
  - iii. The minimum life expectancy of repairs to the structural elements must be same as the affordability period.

### **4. Foundations**

- a. Existing foundations shall be examined by qualified professionals
- b. All foundation walls shall be maintained free from open cracks, broken components or deterioration which may compromise the load bearing structural integrity.
- c. New below-grade structures to conform to Chapter 18 of IBC "Soils and Foundation" as appropriate.
- d. All newly installed foundations should be designed and constructed in accordance with the Puerto Rico Building Code.
- e. The minimum life expectancy of repairs to the foundation must be same as the affordability period.
- f. Basement floors
- i. Mechanical rooms -Provide sound concrete floors with raised housekeeping pads for equipment.
- ii. Tenant accessed utility spaces (storage, laundry rooms, etc.) – provide sound concrete floors.
- iii. Where earthen floors are to remain, provide wear layer of peastone (or similar suitable material) over vapor barriers.
- g. Moisture mitigation
  - i. Provide waterproofing or damp proofing as appropriate where possible and as may be required by existing conditions of groundwater and stormwater intrusion into subsurface portions of buildings.
  - ii. Provide vapor barriers covered with a wear layer of peastone over earthen basement or crawl space floors to remain.
  - iii. Ventilation of basements and crawl spaces per IBC, Chapter 1203.

## 5. Floors

- a. Minimum Floor System Standards
  - i. All flooring must not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing parts or other serious damage.
  - ii. All sub-floors should be solid and continuous, without liberal movement or bounce, free from deterioration.
  - iii. All flooring must be free from tripping hazards with a minimum of seams spaced at logical locations, such as doorways and matched to the existing floor.
  - iv. All flooring must be sealed and tight at the edges.
  - v. All floors shall be covered with water resistant flooring.
  - vi. Basement floors should be continuous concrete. If not, certain appliances located in this area will be properly elevated above grade with concrete blocks.
  - vii. The minimum life expectancy of repairs to flooring must be same as the affordability period.

## 6. Walls

- a. Minimum Wall System Standards
  - i. The minimum life expectancy of repairs to structural walls, interior walls, interior

surfaces, exterior surfaces and firewalls, must be same as the affordability period

- ii. All walls including doors and windows should be maintained in good, sanitary condition and free from any serious defects such as severe bulging or leaning, holes, cracks, breaks, loose surface materials, severe buckling, missing parts, rotting materials, chipped, cracked or peeling paint, falling cement plaster or other serious damage.
- iii. Exterior wall surfaces should be free from chipped, cracking or peeling paint. All such loose paint should be properly prepared, primed, properly painted and maintained weatherproof and properly surface coated where required to prevent deterioration.
- iv. Interior wall surfaces, including doors and windows, shall be maintained in good, sanitary condition and free from chipping, cracking or peeling paint with no loose, cracked or falling cement plaster.
- v. All such loose paint should be completely removed and surfaces primed. All primed surfaces should be properly painted.

#### **7. Roofs**

- a. Minimum Roof Systems Standards
  - i. The roof and cap flashings must be structurally sound and weather tight.
  - ii. Roof surfaces should be free from defects. No indication of excessive wear or potential failure will be acceptable.
  - iii. Roof drainage must be adequate to prevent dampness or deterioration in the walls and interior portion of the structure.
  - iv. Roof drains, gutters and downspouts must be in good repair and free from obstructions.
  - v. Roof water discharge shall not be directed toward foundations, splash blocks must be included where necessary.
- vi. The minimum life expectancy of repairs must be same as the affordability period.

#### **8. Windows and Doors**

- a. Minimum Window and Door Standards
  - i. Every window and door must meet egress requirements (IBC Chapter 10) for dimensions, swing and clearances, and be accessibility (ADA) compliant as required.
  - ii. Every window, exterior door and basement or cellar hatchway must be substantially tight, water and rodent proof and be kept in a state of maintenance and repair.
  - iii. All exterior doors to the outside or to a common public hall must be solid core and be equipped with adequate security locks. All windows accessible from ground level must be lockable.
  - iv. Every exterior and interior door, when closed, must fit tightly within its frame.
  - v. Every exterior and interior door, door hinge and door latch and/or lock must be maintained in good working condition.

- vi. Every exterior window, door and frame must be constructed and maintained in such a manner as to be weather tight with adequate weather stripping.
- vii. All doors and windows must be capable of providing adequate seal against air infiltration, weather elements, and be determined to be appropriately energy efficient in keeping with the overall energy efficiency strategy of the project.
- viii. Every basement or cellar hatchway must be constructed and maintained as to prevent the entrance of rodents, vermin, rain and surface drainage water into the dwelling or structure.
- ix. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants.
- x. A kitchen and or bathroom may pass without a window area provided there is a mechanical means of ventilation which is maintained in working order.

- xi. The requirements for emergency egress from sleeping rooms must be per the Puerto Rico Building Code 1018.1.
- xii. Every window or other opening to outdoor space which is used or intended to be used for ventilation must likewise be supplied with screens covering the entire window areas required for ventilation. The material used for all such screens (doors and windows) must be not less than sixteen (16) mesh per twenty-five (25) mm and must be properly installed, maintained and repaired to prevent the entrance of flies, mosquitoes or other insects. Half screens on windows may be allowed provided they are properly installed and are bug and insect tight.

- b. Existing doors and windows
  - i. Doors and windows to remain should be examined and determined to be suitable for reuse with a minimum remaining useful life the same as affordability period and repaired if necessary
  - ii. Repaired doors and windows shall be tested and modified as necessary to operate properly. Hardware shall be intact and operational, or be replaced with new hardware as required
  - iii. Where existing doors or windows do not meet the standards for egress, condition, and/or energy efficiency deemed appropriate to the project, they shall be replaced by new windows.
- b. New doors and windows
  - i. New doors and windows shall be code compliant, and conform with the IBC Chapter 10 "Means of Egress", Puerto Rico Building Code 2011, and the International Energy Conservation Code of Puerto Rico, 2011.
  - ii. All doors and windows shall be installed per manufacturer's installation guidelines and specifications, and shall incorporate appropriate detail, flashings, joint sealers, and air sealing techniques.
  - iii. Replacement of doors (both interior and exterior) and windows must have a minimum life expectancy the same as the affordability period.

## 9. Electrical

- a. Project electrical design should be done by a licensed electrical engineer, or other qualified professional.
- b. Project electrical must be installed by a licensed electrician
- c. Design shall be comply with Fire Code of Puerto Rico, 2011, the International electrical Code, 2011 and the International Energy Conservation Code of Puerto Rico, 2011 and the National Fire Protection Association codes.
- d. In general, the electrical system should be new throughout a building:
  - i. Where existing service entrances, disconnects, meters, distribution wiring, panels, and devices are proposed to remain, they will be examined and determined to be in good condition, code compliant and have a minimum remaining useful life of the affordability period. The designer, in concert with the electrical inspector, shall examine the system and equipment. Existing components of the electrical system may be reused as appropriate. Substandard or critical non-code compliant components shall be replaced.
- e. Electrical service and metering:
  - i. The service entrance size shall be calculated to handle the proposed electrical loads.
  - ii. Metering and disconnects shall be per code and mounted at approved locations.
- f. Electrical distribution system:
  - i. Lighting and receptacle circuits shall be designed per code.
  - ii. Locations and layout of devices and lighting to be logical and accessibility compliant where required.
  - iii. Provision shall be made for the wiring of dedicated equipment circuits and connections for heating, ventilation equipment/exhaust fans, pumps, appliances, etc.
    - g. Developers are encouraged to upgrade to Energy Star® Category.
    - h. Site lighting with shielded fixtures may be provided to illuminate parking and pedestrian walkways, and will conform to local zoning.
    - i. Emergency and exit lighting/illuminated signage shall be per the NFPA 101, Life Safety Code.
- j. Fire detection and alarms:
  - i. Shall be installed as required by code: NFPA 101, Chapters 9.6, 30.3.4 and/or 31.3.4, and comply with NFPA 72, and NFPA 1.
  - ii. Smoke detectors shall be installed per NFPA 30.3.4.5 and 9.6.2.10.
  - iii. Each dwelling unit must have at least one (1) hard-wired smoke detector, in proper operating condition, on each level of the dwelling unit on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, including basements but excepting crawl spaces and unfinished attics.
  - iv. Smoke detectors must be installed in each room used for sleeping purposes.
  - v. If the dwelling unit is occupied by any hearing impaired person, smoke detectors must have an alarm system, designed for hearing impaired persons as specified in the National Fire Protection Standard.
  - vi. CO detectors shall be installed per Fire Code of Puerto Rico, 2011 and NFPA 101, Chapter 30.3.4.6 and NFPA 720.
  - vii. Where required – system annunciation shall be in accordance with NFPA 1.
  - k. Communication low-voltage wiring – provisions for TV, telephone, internet data,

security, and intercoms should be considered and installed as appropriate to the project's use and livability.

I. Optional solar powered photovoltaic panel system may be installed in accordance with the International Energy Conservation Code of Puerto Rico, 2011.

#### **10. Mechanical**

a. All mechanical systems shall be designed by a mechanical engineer or other qualified professional.

b. All mechanical systems shall meet all applicable codes such as International Plumbing Code of Puerto Rico, 2011, Mechanical Code of Puerto Rico, 2011, Fuel and Gas Code of Puerto Rico, 2011, International Energy Conservation Code of Puerto Rico, 2011, Fire Code of Puerto Rico, 2011, and the National Fire Protection Association codes.

c. Fire protection

i. In general, all buildings assisted with HTF funds shall have fire suppression as required by the Puerto Rico Fire Department with approved sprinkler systems installed as required by NFPA 101

ii. System design to conform to applicable NFPA standard 13 or 13R

iii. Underground water services for sprinkler system shall meet NFPA 24

iv. Provide fire pumps, standpipes, and fire department connection as required per NFPA 13, 14 & 25.

v. Where possible, piping for the sprinkler system shall be concealed.

d. Plumbing

i. Where existing components of a system are to be reused, they will be examined and determined to be in good condition, code compliant and with the International Plumbing Code of Puerto Rico, 2011, have a remaining useful life of the applicable affordability period. Critical non-code compliant components shall be replaced.

ii. All fixtures, piping fittings and equipment shall be lead-free.

iii. Kitchen fixtures – When existing kitchen fixtures are not in good condition, new sinks and faucets, and associated plumbing shall be installed in each apartment.

iv. Bath fixtures – When existing bath fixtures are not in good condition, new water saving toilets, tubs and tub surrounds, lavatory sinks, and faucets shall be installed in each apartment.

v. Three and four-bedroom apartments are encouraged to be designed to include 1½ baths minimum where adequate space is available.

vi. Provision for laundry rooms or laundry hook-ups may be made per project's program requirements.

vii. Provision for other utility plumbing for janitor sinks, floor drains, outdoor faucets, drains for dehumidification systems, etc., may be made as desired or required.

e. Ventilation

i. Indoor air quality will be addressed by the installation of either exhaust only or balanced ventilation systems as required by the Mechanical Code of Puerto Rico, 2011, Fuel and International Energy Conservation Code of Puerto Rico, 2011, Fire Code of Puerto Rico, 2011, and the National Fire Protection Association codes.

ii. Air Conditioning systems must be designed per the Mechanical Code of Puerto Rico, 2011 and the International Mechanical Code. Energy Conservation measures are recommended.

iii. Dwelling units must have access to natural ventilation. Bedrooms must have the provision for the installation of an air conditioning unit if applicable.

iv. Balanced mechanical ventilation systems are encouraged.

v. Ventilation controls shall be per applicable codes.

f. Domestic Hot Water:

- i. Hot water system shall be designed as required by the Puerto Rico Building Code P2801.
- ii. Water heating facilities shall be properly installed in accordance with manufacturer's installation and per code requirements, be maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110 degrees Fahrenheit.
- iii. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appliances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely and free from defects and leaks. Each unit should be equipped with a functioning pressure release valve and temperature release valve.

g. Water supply and Waste Water

- i. A potable water supply system shall be installed so as to prevent contamination. Every dwelling unit must have an accessible and properly functioning main shut-off valve with a provision for discharge near the water service entrance point.
- ii. Supply lines and fittings for every plumbing fixture shall be installed to prevent backflow.
- iii. All galvanized piping is to be replaced. Deteriorated, rotted, broken or otherwise worn water supply, vent pipes or waste water pipes must be replaced.
- iv. All deteriorated, blocked, inoperable or leaky equipment shall be repaired or replaced.
- v. Every dwelling unit must contain a bathtub or shower that is properly connected to both hot and cold running water lines under pressure and must be maintained in working order. Faucets shut off valves and plumbing lines should be maintained free from leaks or drips and should be capable of shutting off completely. New tub and shower valves must have balanced pressure thermostatic valves.
- vi. Existing plumbing equipment and fixtures and repairs must be inspected for durable condition. Replacement fixtures must have a life expectancy of a minimum of twenty (20) years.
- vii. Connection to a continuously functioning sanitary wastewater disposal system.

h. Elevators

- i. If a HTF assisted multifamily project has 4 floors or more, a minimum of two elevators must be installed.
- ii. Elevators must be installed per code NFPA 101, Chapter 9.4 and must comply with the International Building Code Chapter 30 *"Elevators and Conveying Systems"* and Chapter 10 *"Means of Egress"* as indicated in the Puerto Rico Building Code, 2011.
- iii. Existing elevators and lifts may be retained if they are appropriate to the use of the building and in serviceable condition with a minimum expected useful life of the affordability period.

**11. Furnishing, Fixtures and Appliances**

a. Signage and identification

- i. Building signage shall be provided. Including building address, apartments' identification, building directory, exits, stairways, common and utility spaces, etc. shall be in conformance with NFPA 101 Life Safety Code, and be accessibility compliant.
- ii. Exit signage will be provided as required by code and be accessibility (ADA) compliant as required.

b. Fire protection specialties

- i. Provide fire extinguishers in buildings, and in apartments as required by Fire

Code of Puerto Rico, 2011 and as directed by the Puerto Rico Fire Department.

- c. Equipment
  - i. All new equipment to be ENERGY STAR® rated.
  - ii. Existing equipment to be retained and continued to be used shall be in serviceable condition with a minimum expected lifetime as the affordability period.
  - iii. Equipment shall conform to the International Energy Conservation Code of Puerto Rico, 2011.
- d. Toilet accessories
  - i. Each bath will have appropriate accessories such as towel bars, robe hooks, bath tissue holders, etc., installed and securely fastened in place. Accessories shall be located per accessibility requirements (ADA) where necessary.
  - ii. Medicine cabinets and mirrors – install in each apartment bath as appropriate.
- e. Shelving must be durable and cleanable. Include shelving for pantries, linen closets, clothes closets and other storage as appropriate, securely fastened in place.
- f. Kitchen appliances
  - i. Provide new, full-size (30", 4 burner) stove and refrigerator in each apartment.
  - ii. Existing appliances to be reused shall be in good and serviceable condition.
  - iii. Provide other appliances (such as microwaves) as may be appropriate to the project.
  - iv. All appliances in accessible (ADA) apartment units shall be accessibility compliant, and located in an arrangement providing required clear floor spaces.
- g. Laundries may be included where adequate space is available and when appropriate to meet the project goals. Washers and dryers may be provided in laundry rooms or in apartments.
- h. Playground equipment, if applicable, must be safe and code-approved.
- i. Existing Kitchen cabinetry or countertops proposed to remain shall be in good condition with a minimum remaining useful life same as the affordability period.
- j. New Kitchen cabinetry and counters shall be of good quality and be provided with a cleanable sanitary surface material impervious to water such as high pressure laminate (HPL).
- k. Shop fabricated as one piece assembly where possible. Seal field joints.
- l. Installed level and securely fastened to cabinetry
- m. Bath cabinetry and vanity lavatory tops, when used, should be one piece integral bowl with integral backsplash

## 12. Finishes

- a. Interior Finishes
  - i. In general, all interior finishes will be new and installed per manufacturer's recommendations and the standards of quality construction per trade practices and associations related to the particular product or trade, and per Chapter 8 of the IBC "Interior Finishes" as instructed by the Puerto Rico Building Code, 2011.
  - ii. Walls & ceilings -Where existing finishes are proposed to remain, they will be determined to meet the standard of being sound, durable, lead-safe, and have a remaining useful life of no less than the affordability period.
  - iii. Flooring -All new flooring materials (resilient flooring, wood flooring, laminate flooring,

carpet, and/or ceramic tile) shall be installed over suitable substrates per manufacturer's specs and the trade association practices.

iv. Paint -In general, all interior ceiling, wall, and trim surfaces shall receive renewed coatings of paint (or other clear/stain) finishes. Painting shall be done in a workmanlike manner, and in accordance with the manufacturer's recommendations. All painting including preparation of existing surfaces shall be done in a lead-safe manner.

v. Acoustical Treatments – Dwelling units separated acoustically using Section 1207 of the IBC as a guideline minimum standard.

b. Exterior Finishes

i. All exterior finishes must comply with Chapter 14 of the IBC "Exterior Walls" as instructed by the Puerto Rico Building Code, 2011.

ii. Paint

oIn general, all existing exterior concrete or wood surfaces shall receive new paint coatings, except as appropriate due to the recent application of paint or the sound condition of existing coatings

oExamine surfaces and apply paint only to sound acceptable materials and surfaces.

oPrepare surfaces properly, removing loose or peeling previous paint.

oPaint prep shall be done in accordance with applicable lead safe standards.

o Before painting, assure that any moisture issues which may compromise the life expectancy of the paint system are remedied.

oExterior paint systems shall be compatible, and installed in accordance with manufacturers' specifications.

i. Porches, decks, balconies and steps

oExisting porches, decks, balconies, steps and railings proposed to remain shall be examined and repaired as necessary. Repair and reconstruction shall be carried out to assure that they will have a continued useful life of the remaining affordability period.

oInspect structure for soundness and reconstruct any deteriorated members as required.

oInstall new support piers as may be required.

oPatch existing decking with matching materials, or install new durable decking.

oRailings shall be sound and adequately fastened to meet code requirements for structural loading.

Repair or replace in-kind as appropriate. Railings shall meet code requirements for height of protective guards, or have supplemental guards installed.

oSteps shall be safe and sound and meet applicable codes, with railings as necessary.

oAll balconies and porch elements shall be able to withstand the weather elements to prevent premature deterioration.

## 12. Construction Materials

Must follow state and local codes related to the construction in Puerto Rico.

### IV. Lead Based Paint

All HTF funded projects must conform to all applicable provisions of 24 CFR Part 35 regarding lead-based paint. HTF assisted projects must also conform to all Puerto Rico laws and regulations, as well as EPA requirements regarding lead-based paint, including protection of workers who may be exposed to lead paint during the construction process. Some provisions include:

1. All homes constructed before January 1, 1978 will be evaluated for lead based paint hazards. Evaluation will be done by a qualified, certified or licensed person as required under the regulations at 24 CFR 35. A qualified lead based paint inspector or risk assessor is certified or regulated by a state or local health or housing agency or an organization recognized by HUD.
2. As required under 24 CFR 35, 24 CFR 570.608, 24 CFR 982.401 all lead based hazards will be identified and reduced through paint stabilization, interim controls or abatement as required.
3. Safe work practices will be followed at all times in a manner which insures the health and safety of workers and residents, especially children
4. During lead hazard reduction efforts, the work area will be sealed and the family will be protected or relocated as required by the regulations.
5. Final Clearance will be achieved on all lead hazard reduction activities as required under the regulations.

6. Applicable Federal Regulations must be employed, such as:

- a. HUD Lead Safe Housing Rule (Title 24, Part 35) requires various levels of evaluation and treatment of lead paint hazards when federal money is used for rehabilitation of target housing.
- b. EPA Renovation Repair and Painting Rule (40 CFR Part 745) – Requires contractors conducting renovation, repair or maintenance that disturbs paint in target housing or child occupied facilities to be licensed by EPA and use lead safe work practices to complete the work. Developers must ensure contractors are properly trained and licensed.
- c. HUD/EPA Disclosure Regulations (Title 24, Part 35, Subpart A) – Requires owners of target housing to disclose all lead paint records and related information to potential buyers and/or tenants.
- d. OSHA Lead in Construction Rule (29 CFR Part 1926.62) - Proscribes personal protection measures to be taken when workers are exposed to any lead during construction projects.

#### **V. Accessibility**

Housing that is rehabilitated with HTF funds must meet all applicable federal and state regulations regarding accessibility for persons with disabilities. An overview of these requirements is provided below; however, the applicability of these rules is complex and therefore it is recommended that developers seeking HTF funds consult with a qualified design professional.

##### **General Requirements:**

1. Projects shall meet applicable Federal and Local Regulations and Rules
2. The number of accessible apartment units shall be determined by the code requirements
3. Projects shall comply with the American's with Disabilities Act (ADA), Title II (for public entities) and Title III (for places of public accommodations) implemented at 24 CFR parts 35 and 36, and 2010 ADA Standard for Accessible Design and attendant Design Guide (DOJ), as applicable
4. Projects, if applicable, shall comply with the Fair Housing Act, which states in part that covered multifamily dwellings as defined by HUD's implementing regulations at 24 CFR 100.201 must meet the design requirements at 24 CFR 100.205.
5. Projects, if applicable, shall comply with Section 504 of the Rehabilitation Act of 1973 implemented at 24 CFR Part 8.
6. For "substantial" rehabilitation (projects with 15 or more total units and the cost of rehabilitation is 75% or more of the replacement cost):
  - a. At least 5% of the units (1 minimum) must be made fully accessible for persons with mobility impairments based on the Uniform Federal Accessibility Standards (UFAS).

- b. In addition, at least 2% of the units (1 additional unit minimum) must be made accessible for persons with sensory impairments.
- c. Common spaces must be made accessible to the greatest extent feasible
- 6. For projects with "less-than-substantial" rehabilitation (anything less than "substantial"), the project must be made accessible to the greatest extent feasible until 5% of the units are physically accessible, and common spaces should be made accessible as much as possible.

#### **VI. Disaster Mitigation**

To the extent applicable or relevant, the housing must be improved to mitigate the potential impact of potential disasters (e.g. earthquakes, hurricanes, floods, wildfires, extended power outages) in accordance with state or local codes, ordinances, and requirements, or such other requirements that HUD may establish.

- 1. Projects shall meet FEMA federal regulation, and HUDs' floodplain management requirements at 24 CFR 55, including the 8-Step Floodplain Management Process (when applicable) at 24 CFR 55.20.
- 2. Projects shall meet the Puerto Rico Building Code regulations Section 1613 for Earthquake Loads protection; and the American Society of Civil Engineers Minimum Design Loads for Buildings and Other Structures ASCE 10 Section 9.0.
- 3. Projects shall meet the American Society of Civil Engineers Minimum Design Loads for Buildings and Other Structures ASCE 10 Section 9.13.6.2.3 for Hurricane (Wind Force) protection.

#### **VII. State and Local Codes, Ordinances, and Zoning Requirements.**

Eligible Projects must meet all applicable international and local codes, ordinances and requirements. In the absence of state or local building codes, the housing must meet the International Building Code of the International Code Council.

All work shall comply with all applicable international and Puerto Rico local codes, ordinances, regulations and zoning requirements.

Applicable state codes include but are not limited to:

- 1. Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo u uso De Terreno, 2015
- 2. Puerto Rico Building Code, 2011
- 3. International Building Code (IBC), 2015
- 4. Residential Code for One and Two Family Dwellings of Puerto Rico, 2011
- 5. Fire Code of Puerto Rico, 2011
- 6. National Fire Protection Association (NFPA), 2015
- 7. Mechanical Code of Puerto Rico, 2011
- 8. International Plumbing Code of Puerto Rico, 2011
- 9. Fuel and Gas Code of Puerto Rico, 2011
- 10. International Energy Conservation Code of Puerto Rico, 2011
- 11. Existing Puerto Rico Building Code, 2011
- 12. Private Sewage Disposal Code of Puerto Rico, 2011
- 13. American Society of Civil Engineers Minimum Design Loads for Buildings and Other Structures (ASCE 10), 2013.
- 14. Fair Housing Act Design Manual, 1998
- 15. Section 504 of the Rehabilitation Act
- 16. Americans with Disabilities Act Design Standards, 2010

Please note that the PRHFA HTF assisted project must demonstrate compliance with all local codes. The HTF Standards are designed to exceed the Uniform Physical Condition Standards (UPCS) and ensure that upon completion the HTF assisted project and units will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703. See Appendix B (UPCS) for a list of Inspectable Items and Observable Deficiencies, including descriptions of the type and degree of deficiency for each item that any HTF assisted project must address, at a minimum.

#### **VIII. Uniform Physical Condition Standards (UPCS)**

Housing assisted with HTF funds and which are placed in service must follow state and local codes which include all inspectable items and inspectable areas specified by the US Department of Housing and Urban Development (HUD) based on the HUD physical inspection procedures, known as the Uniform Physical Condition Standards (UPCS) prescribed by HUD pursuant to 24 CFR Part 5.703. These standards address the major areas of the HUD housing: the site, the building exterior, the building systems, the dwelling units, the common areas, and health and safety considerations. The Uniform Physical Condition Standard (UPCS) responds to inspectable items and observable deficiencies for the site, building exterior, building systems (multifamily housing only), and common areas (multifamily housing only).

All HTF assisted projects must ensure that the housing will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703. The PRHFA will adopt and create a specific variation of the Uniform Physical Condition Standard (UPCS) incorporating the specific construction methodologies and materials utilized in Puerto Rico. Each performance requirement has an established acceptability criteria for determining the minimum acceptable conditions. The inspection staff of the PRHFA will be qualified to perform the assessment of the UPCS.

Variation and employ "good judgment" when an evaluation criteria may be open for interpretation.

Please refer to the HOME Program Rehabilitation and New Construction Standards, 2015 "Estándares de Rehabilitación y Nueva Construcción, 2015", for particular requirements in multifamily housing and the Technical Specifications, 2006 of the HOME Program Rehabilitation and New Construction division for structural and material specifications regarding particular construction methodologies in Puerto Rico.

See appendix B for a complete list of items regarding the Uniform Physical Condition Standard for Multifamily Rehabilitation, and Appendix B for the Uniform Physical Condition Standard for Single Family Rehabilitation.

#### **IX. Energy Efficiency**

11. All additions, alterations or renovations shall comply with latest local building and the International Energy Conservation Code of Puerto Rico, 2011
12. Comply with Energy Star standards and above code where feasible and contributing to significant energy savings.
13. If possible, avoid or minimize air-conditioning with natural ventilation or other passive cooling strategy. Ensure that adequate cooling and ventilation is included in all elderly developments.

14. Consider renewable energy sources such as solar thermal collectors, photovoltaics (or pre-wire and provide adequate roof structure so that systems can be added when feasible), using research grants and rebates when possible.

#### **X. Historic Buildings**

Any building or structure that is listed in the State or National Register of Historic Places, designated as a historic property under local or state designation law or survey, certified as a contributing resource with a National Register listed or locally designated historic district and is considered a Historic Building by the State Historic Preservation Office; shall be rehabilitated in a manner consistent with the requirements of Section 106 of the National Historic Preservation Act and any imposed guidelines by the Institute of Puerto Rican Culture and the State Historic Preservation Office. It shall comply with Existing Puerto Rico Building Code, 2011 and with NFPA 101, Chapter 43.10.4

**8. Rehabilitation Standards.** The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

**9. Resale or Recapture Guidelines.** Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

Not Applicable.

**10. HTF Affordable Homeownership Limits.** If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

The State will not limit beneficiaries and/or give preferences to any segments of the extremely low-income population.

**12. Refinancing of Existing Debt.** Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter "N/A."

The PRHFA will not refinance existing debt with the HTF funds.

## Appendix C – Other standards for Housing

### UNIFORM PHYSICAL CONDITION STANDARDS FOR MULTIFAMILY HOUSING REHABILITATION

Requirements for Site	
Inspectable Item	Observable Deficiency
Fencing and Gates	Damaged/Falling/Leaning
	Holes
	Missing Sections
Grounds	Erosion/Rutting Areas
	Overgrown/Penetrating Vegetation
	Ponding/Site Drainage
Health & Safety	Air Quality - Sewer Odor Detected
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Flammable Materials - Improperly Stored
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
Mailboxes/Project Signs	Mailbox Missing/Damaged
	Signs Damaged
Parking Lots/Driveways/Roads	Cracks
	Ponding
	Potholes/Loose Material
	Settlement/Heaving
Play Areas and Equipment	Damaged/Broken Equipment
	Deteriorated Play Area Surface
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space
Retaining Walls	Damaged/Falling/Leaning
Storm Drainage	Damaged/Obstructed
Walkways/Steps	Broken/Missing Hand Railing
	Cracks/Settlement/Heaving
	Spalling/Exposed rebar

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Requirements for Building Exterior	
Inspectable Item	Observable Deficiency
Doors	Damaged Frames/Threshold/Linels/Trim Damaged Hardware/locks Damaged Surface (Holes/Paint/Rusting/Glass) Damaged/Missing Screen/Storm/Security Door Deteriorated/Missing Caulking/Seals Missing Door
Fire Escapes	Blocked Egress/Ladders Visibly Missing Components
Foundations	Cracks/Gaps Spalling/Exposed Rebar
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels Electrical Hazards - Water Leaks on/near Electrical Equipment Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable Emergency Fire Exits - Missing Exit Signs Flammable/Combustible Materials - Improperly Stored Garbage and Debris - Outdoors Hazards - Other Hazards - Sharp Edges Hazards - Tripping Infestation - Insects Infestation - Rats/Mice/Vermie
Lighting	Broken Fixtures/Bulbs
Roofs	Damaged Soffits/Fascia Damaged Vents Damaged/Clogged Drains Damaged/Torn Membrane/Missing Ballast Missing/Damaged Components from Downspout/Gutter Missing/Damaged Shingles Ponding
Walls	Cracks/Gaps Damaged Chimneys Missing/Damaged Caulking/Mortar Missing Pieces/Holes/Spalling Stained/Peeling/Needs Paint
Windows	Broken/Missing/Cracked Panes Damaged Sills/Frames/Linels/Trim Damaged/Missing Screens Missing/Deteriorated Caulking/Seals/Glazing Compound Peeling/Needs Paint Security Bars Prevent Egress

**Requirements for Building Systems**

Inspectable Item	Observable Deficiency
Domestic Water	Leaking Central Water Supply
	Missing Pressure Relief Valve
	Rust/Corrosion on Heater Chimney
	Water Supply Inoperable
Electrical System	Blocked Access/Improper Storage
	Burnt Breakers
	Evidence of Leaks/Corrosion
	Frayed Wiring
	Missing Breakers/Fuses
	Missing Outlet Covers
Elevators	Not Operable
Emergency Power	Auxiliary Lighting Inoperable (if applicable)
Fire Protection	Missing Sprinkler Head
	Missing/Damaged/Expired Extinguishers
Health & Safety	Air Quality - Mold and/or Mildew Observed
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Air Quality - Sewer Odor Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Elevator - Tripping
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable
	Emergency Fire Exits - Missing Exit Signs
	Flammable Materials - Improperly Stored
	Garbage and Debris - Indoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping Hazards
	Infestation - Insects
	Infestation - Rats/Mice/Vermicomposting
HVAC	Boiler/Pump Leaks
	Fuel Supply Leaks
	General Rust/Corrosion
	Misaligned Chimney/Ventilation System
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable
Sanitary System	Broken/Leaking/Clogged Pipes or Drains
	Missing Drain/Cleanout/Manhole Covers

Requirements for Common Areas	
Inspectable Item Location	Observable Deficiency
Basement/Garage/Carport	Baluster/Side Railings - Damaged
Closet/Utility/Mechanical	Cabinets - Missing/Damaged
Community Room	Call for Aid - Inoperable
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks
Kitchen	Ceiling - Peeling/Needs Paint
Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew
Lobby	Countertops - Missing/Damaged
Office	Dishwasher/Garbage Disposal - Inoperable
Other Community Spaces	Doors - Damaged Frames/Threshold/Linoleum/Trim
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks
Restrooms	Doors - Damaged Surface (Holes/Paint/Rust/Glass)
Storage	Doors - Damaged/Missing Screen/Storm/Security Door
	Doors - Deteriorated/Missing Seals (Entry Only)
	Doors - Missing Door
	Dryer Vent - Missing/Damaged/Inoperable
	Electrical - Blocked Access to Electrical Panel
	Electrical - Burnt Breakers
	Electrical - Evidence of Leaks/Corrosion
	Electrical - Frayed Wiring
	Electrical - Missing Breakers
	Electrical - Missing Covers
	Floors - Bulging/Buckling
	Floors - Floor Covering Damaged
	Floors - Missing Floor/Tiles
	Floors - Peeling/Needs Paint
	Floors - Rot/Deteriorated Subfloor
	Floors - Water Stains/Water Damage/Mold/Mildew
	GFI - Inoperable
	Graffiti
	HVAC - Convection/Radiant Heat System Covers Missing/Damaged
	HVAC - General Rust/Corrosion
	HVAC - Inoperable
	HVAC - Misaligned Chimney/Ventilation System
	HVAC - Noisy/Vibrating/Leaking
	Lavatory Sink - Damaged/Missing
	Lighting - Missing/Damaged/Inoperable Fixture
	Mailbox - Missing/Damaged
	Outlets/Switches/Cover Plates - Missing/Broken
	Pedestrian/Wheelchair Ramp
	Plumbing - Clogged Drain
	Plumbing - Leaking Faucet/Pipes
	Range Hood /Exhaust Fans - Excessive Grease/Inoperable
	Range/Stove - Missing/Damaged/Inoperable
	Refrigerator - Damaged/Inoperable
	Restroom Cabinet - Damaged/Missing
	Shower/Tub - Damaged/Missing

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Inspectable Item Location	Observable Deficiency
	Sink - Missing/Damaged
	Smoke Detector - Missing/Inoperable
	Stairs - Broken/Damaged/Missing Steps
	Stairs - Broken/Missing Hand Railing
	Ventilation/Exhaust System - Inoperable
	Walls - Bulging/Buckling
	Walls - Damaged
	Walls - Damaged/Deteriorated Trim
	Walls - Peeling/Needs Paint
	Walls - Water Stains/Water Damage/Mold/Mildew
	Water Closet/Toilet - Damaged/Clogged/Missing
	Windows - Cracked/Broken/Missing Panes
	Windows - Damaged Window Sill
	Windows - Inoperable/Not Lockable
	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound
	Windows - Peeling/Needs Paint
	Windows - Security Bars Prevent Egress
Health & Safety	Air Quality - Mold and/or Mildew Observed
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Air Quality - Sewer Odor Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable
	Emergency Fire Exits - Missing Exit Signs
	Flammable/Combustible Materials - Improperly Stored
	Garbage and Debris - Indoors
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermicomposting
Pools and Related Structures	Fencing - Damaged/Not Intact
Trash Collection Areas	Chutes - Damaged/Missing Components

Requirements for Unit	
Inspectable Item	Observable Deficiency
Bathroom	Bathroom Cabinets - Damaged/Missing Lavatory Sink - Damaged/Missing Plumbing - Clogged Drains, Faucets Plumbing - Leaking Faucet/Pipes Shower/Tub - Damaged/Missing Ventilation/Exhaust System - Absent/Inoperable Water Closet/Toilet - Damaged/Clogged/Missing
Call-for-Aid (if applicable)	Inoperable
Ceiling	Bulging/Buckling/Leaking Holes/Missing Tiles/Panels/Cracks Peeling/Needs Paint Water Stains/Water Damage/Mold/Mildew
Doors	Damaged Frames/Threshold/Lintels/Trim Damaged Hardware/Locks Damaged/Missing Screen/Storm/Security Door Damaged Surface - Holes/Paint/Rusting/Glass/Rotting Deteriorated/Missing Seals (Entry Only) Missing Door
Electrical System	Blocked Access to Electrical Panel Burnt Breakers Evidence of Leaks/Corrosion Frayed Wiring GFI - Inoperable Missing Breakers/Fuses Missing Covers
Floors	Bulging/Buckling Floor Covering Damage Missing Flooring Tiles Peeling/Needs Paint Rot/Deteriorated Subfloor Water Stains/Water Damage/Mold/Mildew
Health & Safety	Air Quality - Mold and/or Mildew Observed Air Quality - Sewer Odor Detected Air Quality - Propane/Natural Gas/Methane Gas Detected Electrical Hazards - Exposed Wires/Open Panels Electrical Hazards - Water Leaks on/near Electrical Equipment Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable Emergency Fire Exits - Missing Exit Signs Flammable Materials - Improperly Stored Garbage and Debris - Indoors Garbage and Debris - Outdoors Hazards - Other Hazards - Sharp Edges Hazards - Tripping

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Inspectable Item	Observable Deficiency
	Infestation - Insects
	Infestation - Rats/Mice/Vermic
Hot Water Heater	Maligned Chimney/Ventilation System
	Inoperable Unit/Components
	Leaking Valves/Tanks/Pipes
	Pressure Relief Valve Missing
	Rust/Corrosion
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged
	Inoperable
	Maligned Chimney/Ventilation System
	Noisy/Vibrating/Leaking
	Rust/Corrosion
Kitchen	Cabinets - Missing/Damaged
	Countertops - Missing/Damaged
	Dishwasher/Garbage Disposal - Inoperable
	Plumbing - Clogged Drains
	Plumbing - Leaking Faucet/Pipes
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable
	Range/Stove - Missing/Damaged/Inoperable
	Refrigerator-Missing/Damaged/Inoperable
	Sink - Damaged/Missing
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable
Lighting	Missing/Inoperable Fixture
Ductless/Switches	Missing
	Missing/Broken Cover Plates
Patio/Porch/Balcony	Baluster/Side Railings Damaged
Smoke Detector	Missing/Inoperable
Stairs	Broken/Damaged/Missing Steps
	Broken/Missing Hand Railing
Walls	Bulging/Buckling
	Damaged
	Damaged/Deteriorated Trim
	Peeling/Needs Paint
	Water Stains/Water Damage/Mold/Mildew
Windows	Cracked/Broken/Missing Panes
	Damaged Window Sill
	Missing/Deteriorated Caulking/Seals/Glazing Compound
	Inoperable/Not Lockable
	Peeling/Needs Paint
	Security Bars Prevent Egress

**Requirements for Site**

Inspectable Item	Observable Deficiency
Fencing and Gates	Damaged/Falling/Leaning
	Holes
	Missing Sections
Grounds	Erosion/Rutting Areas
	Overgrown/Penetrating Vegetation
	Ponding/Site Drainage (affecting unit)
Health & Safety	Air Quality - Sewer Odor Detected
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Flammable Materials - Improperly Stored
	Garbage and Debris - Outdoors
	Play Equipment - Broken or Damaged
	Hazards - Other (e.g., outbuildings)
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermicomposting
Mailboxes/Project Signs	Mailbox Missing/Damaged
	Signs Damaged
Driveways	Cracks
	Potholes/Loose Material
	Settlement/Heaving
Retaining Walls	Damaged/Falling/Leaning
Storm Drainage	Damaged/Obstructed
Walkways/Steps	Broken/Missing Hand Railing
	Cracks/Settlement/Heaving
	Spalling

**UNIFORM PHYSICAL CONDITION STANDARDS FOR SINGLE FAMILY  
HOUSING REHABILITATION**

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Requirements for Building Exterior	
Inspectable Item	Observable Deficiency
Doors	Damaged Frames/Threshold/Lintels/Trim Damaged Hardware/Locks Damaged Surface (Holes/Paint/Rusting/Glass) Damaged/Missing Screen/Storm/Security Door Deteriorated/Missing Caulking/Seals Missing Door
Foundations	Cracks/Gaps Spalling/Exposed Rebar
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels Electrical Hazards - Water Leaks on/near Electrical Equipment Flammable/Combustible Materials - Improperly Stored Garbage and Debris - Outdoors Hazards - Other Hazards - Sharp Edges Hazards - Tripping Infestation - Insects Infestation - Rats/Mice/Vermin
Lighting	Broken Fixtures/Bulbs
Roofs	Damaged Soffits/Fascia Damaged Vents Damaged/Clogged Drains Damaged/Torn Membrane/Missing Ballast Missing/Damaged Components from Downspout/Gutter Missing/Damaged Shingles Pooling
Walls	Cracks/Gaps Damaged Chimneys Missing/Damaged Caulking/Mortar Missing Pieces/Holes/Spalling Stained/Peeling/Needs Paint
Windows	Broken/Missing/Cracked Panes Damaged Sills/Frames/Lintels/Trim Damaged/Missing Screens Missing/Deteriorated Caulking/Seals/Glazing Compound Peeling/Needs Paint Security Bars Prevent Egress

Requirements for Unit	
Inspectable Item	Observable Deficiency
Bathroom	Bathroom Cabinets - Damaged/Missing Lavatory Sink - Damaged/Missing Plumbing - Clogged Drains Plumbing - Leaking Faucet/Pipes Shower/Tub - Damaged/Missing Ventilation/Exhaust System - Inoperable (if applicable) Water Closet/Toilet - Damaged/Clogged/Missing
Ceiling	Bulging/Buckling Holes/Missing Tiles/Panels/Cracks Peeling/Needs Paint Water Stains/Water Damage/Mold/Mildew
Doors	Damaged Frames/Threshold/Lintels/Trim Damaged Hardware/Locks Damaged/Missing Screen/Storm/Security Door Damaged Surface - Holes/Paint/Rusting/Glass Deteriorated/Missing Seals (Entry Only) Missing Door
Electrical System	Blocked Access to Electrical Panel Burnt Breakers Evidence of Leaks/Corrosion Frayed Wiring GFI - Inoperable Missing Breakers/Fuses Missing Covers
Floors	Bulging/Buckling Floor Covering Damage Missing Flooring Tiles Peeling/Needs Paint Rot/Deteriorated Subfloor Water Stains/Water Damage/Mold/Mildew
Health & Safety	Air Quality - Mold and/or Mildew Observed Air Quality - Sewer Odor Detected Air Quality - Propane/Natural Gas/Methane Gas Detected Electrical Hazards - Exposed Wires/Open Panels Electrical Hazards - Water Leaks on/near Electrical Equipment Flammable Materials - Improperly Stored Garbage and Debris - Indoors Garbage and Debris - Outdoors Hazards - Other Hazards - Sharp Edges Hazards - Tripping Infestation - Insects Infestation - Rats/Mice/Vermic Hot Water Heater - Inoperable Unit/Components Leaking Valves/Tanks/Pipes

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## CONSULTATION SURVEY FOR MUNICIPALITIES 2024

A total of 20 municipalities completed the survey. Most of the participants were the Directors of Federal Programs of their municipalities.

### *Present condition*

Around two out of every three (65%) persons indicated that the availability and access to adequate rental housing for low- and moderate-income people is bad or terrible. This includes both affordable housing and housing suitable for people with disabilities and other disadvantaged groups within the population.

In terms of the availability and access to own housing adequate for rental for low- and moderate-income people, three out of every five (60%) individuals consider it to be bad or terrible. Regarding the availability of environments suitable for living in terms of safety and health, among other aspects, three out of every five (60%) persons express that it is good.

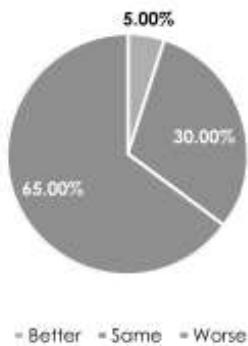
Six out of every ten (60%) persons declare that the availability of economic development opportunities that benefit communities, particularly low- and moderate-income populations is average.

Statement	Excellent	Good	Average	Bad	Terrible	Overall
The availability and access to adequate rental housing for low- and moderate-income people (includes both affordable housing and housing suitable for people with disabilities and other disadvantaged groups within the population).	0	0	7	9	4	20
	0.00%	0.00%	35.00%	45.00%	20.00%	100.00%
The availability and access to own housing adequate for rental for low- and moderate-income people (includes both affordable housing and housing suitable for people with disabilities and other disadvantaged groups within the population).	0	0	8	8	4	20
	0.00%	0.00%	40.00%	40.00%	20.00%	100.00%
The availability of environments suitable for living in terms of safety and health, among other aspects.	0	12	6	1	1	20
	0.00%	60.00%	30.00%	5.00%	5.00%	100.00%
Availability of economic development opportunities that benefit communities, particularly low- and moderate-income populations	0	4	12	3	1	20
	0.00%	20.00%	60.00%	15.00%	5.00%	100.00%

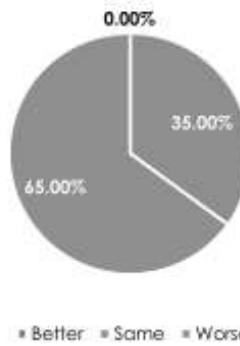
### *Present situation compared to the situation five years ago*

Around two out of every three (65%) persons think that the availability and access to adequate rental housing for low- and moderate-income people is worse today than five years ago. On the subject of the availability and access to own housing adequate for rental for low- and moderate-income people, also two out of every three (65%) persons sense that it is worse. The main reason for considering the situation worse is the shortage of social interest housing.

Present situation : The availability and access to adequate rental housing for low- and moderate-income people



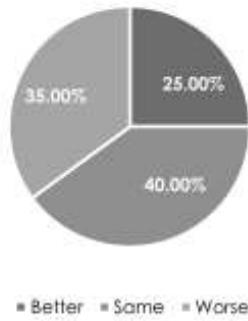
Present situation: The availability and access to own housing adequate for rental for low- and moderate-income people.



About the availability of environments suitable for living in terms of safety and health, among other aspects, three out of every four (75%) persons consider to be the same or worse than five years ago. The main reasons mentioned for this evaluation include

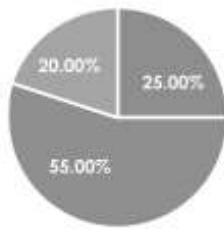
criminality problems in some places and the effects of natural disasters like hurricanes and earthquakes.

Present situation: The availability of environments suitable for living in terms of safety and health, among other aspects.



More than half (55%) of the participants indicate that the availability of economic development opportunities that benefit communities, particularly low- and moderate-income populations is the same now compared to five years ago. Most participants comment about the challenges for economic development and the need, for example, of incentives for businesses.

Present situation: Availability of economic development opportunities that benefit communities, particularly low- and moderate-income populations



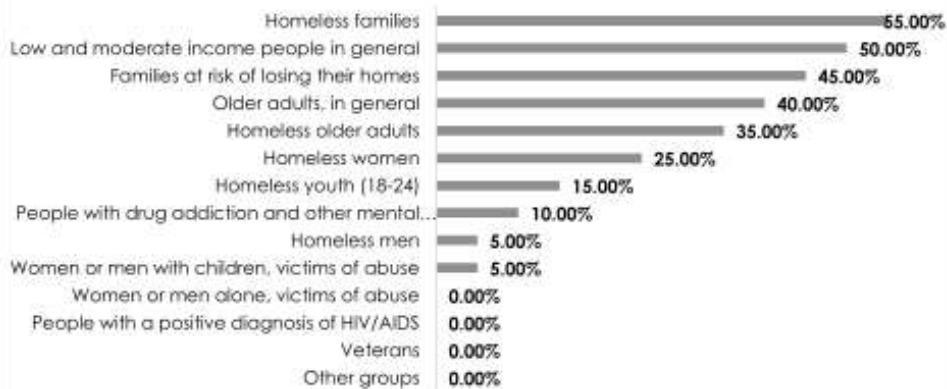
#### **Main needs regarding housing and community development in the municipalities**

In general, there are several needs pointed out by most participants. Among them, it is important to highlight:

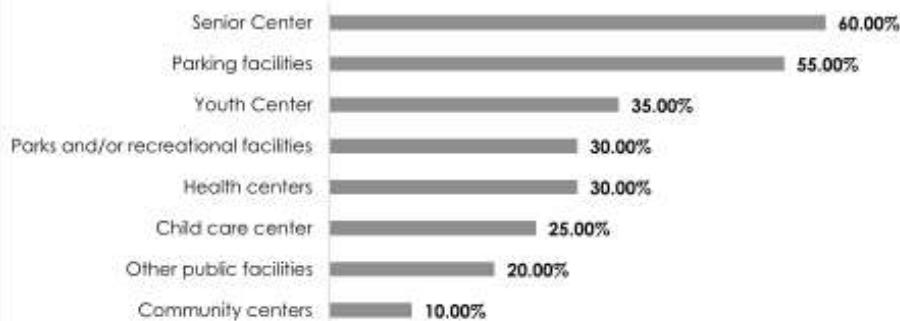
- access to affordable housing (including for rental), especially for low- and moderate-income persons;
- rehabilitation of existing housing (including abandoned structures);
- construction of new social interest housing;
- development of community infrastructure, including parks, community centers, and recreation areas;
- housing and services for persons with disabilities and the elderly; and
- incentivize and provide aid to businesses for the creation of more jobs.

Regarding the populations with more housing needs at present, the most mentioned were homeless families (55%), low- and moderate-income persons in general (50%), and families at risk of losing their homes (45%). Concerning public facilities needed in the municipalities, three out of every five (60%) participants indicate senior centers, more than half (55%) indicate parking facilities, and one third (35%) express youth centers. In terms of improvement to infrastructure, three out of every four (75%) municipalities stated improvement to lightning, half (50%) indicated improvement to sidewalks and 45% mentioned improvement to streets. About the public services needs in the communities, nine out of every 10 (90%) participants declare the assistance at home services for seniors, two out of every five (40%) express transportation services and around one out of every three (35%) indicate programs for emergency payments including utilities, rent and mortgage.

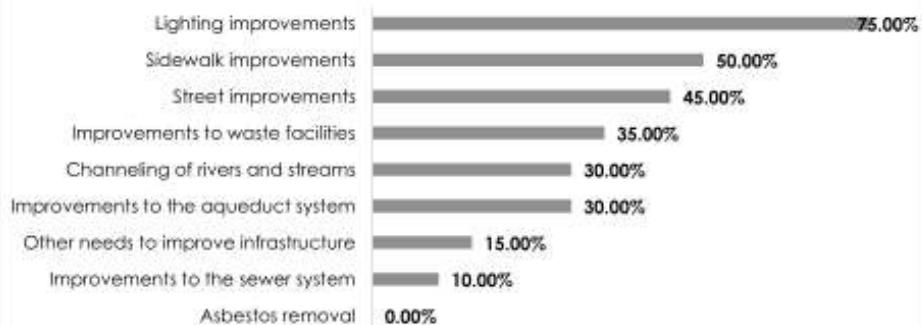
Which are the three populations that currently have the greatest housing needs in your municipality?

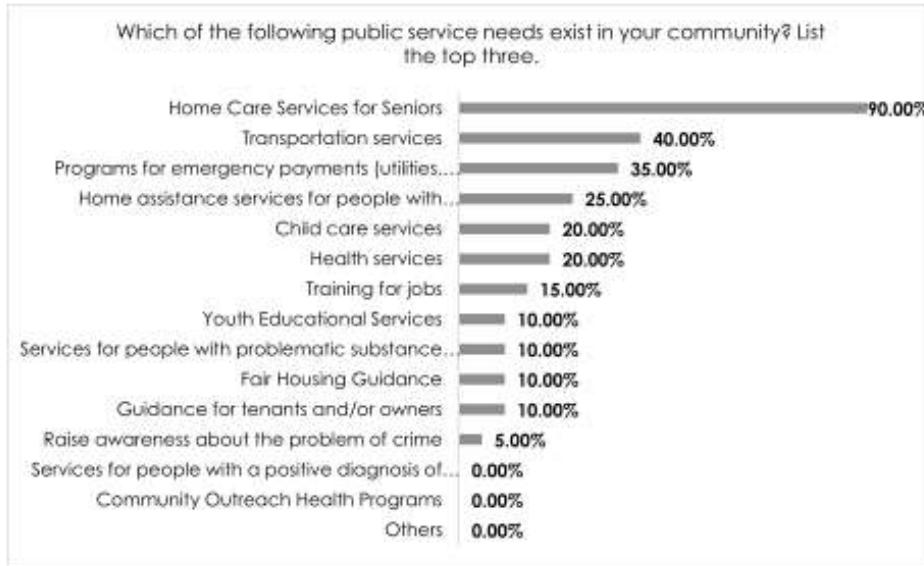


Which of the following public facilities are currently necessary in your municipality? List the three main ones.



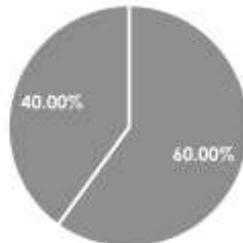
Which of the following infrastructure improvement needs exist in your municipality? List the three main ones.





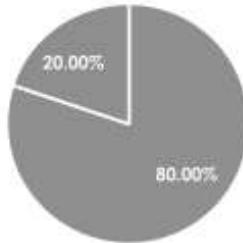
Additionally, three out of every five (60%) municipalities point out their need for preserving historic sites and four out of every five (80%) express the need for future rehab of community development structures. In relation to economic development needs that are present in the communities, three out of every five (60%) participants indicate assistance to micro-enterprises and small businesses, half (50%) of the respondents mentioned commercial and/or industrial rehab and commercial and/or industrial infrastructure, respectively.

Is there a need to preserve any historical areas in your municipality?

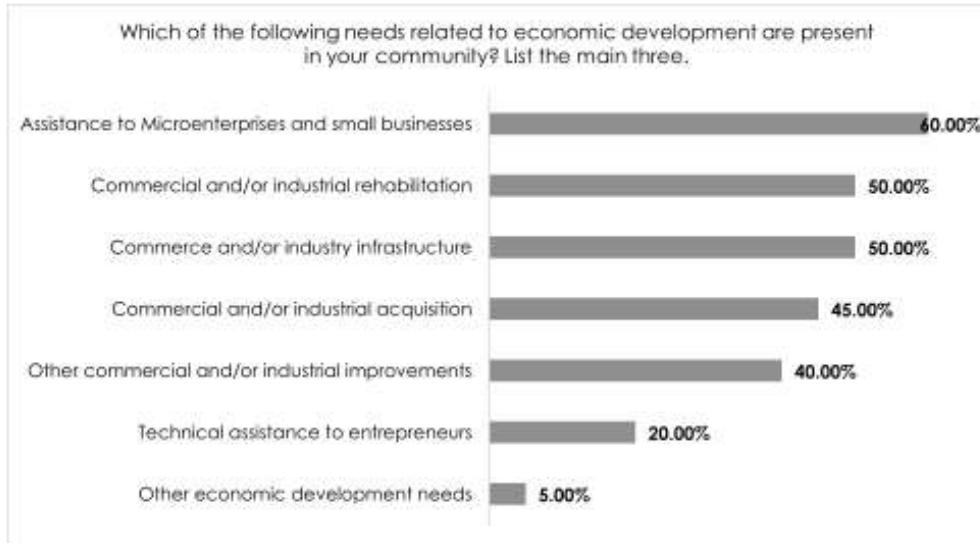


\* Yes \* No

Is there a need in your municipality for future rehabilitation of structures intended for community development?



\* Yes \* No



#### Recommendations

Participants had the opportunity of providing ideas to address some housing and community development situations. Regarding the availability and access to adequate housing (for rental and for ownership) low- and moderate-income persons in their municipalities, recommendations include:

- affordable housing programs;
- housing cooperatives;
- rehab of existing housing;
- rent arrears payment programs;
- inclusive zoning for diverse types of housing;
- acquire land or use public land to develop housing;
- plan to reuse abandoned property;
- programs similar to NSP;
- mitigation for housing located in high-risk of natural disaster zones;
- apartments complex for the elderly;
- rehab unused schools for community housing low-cost rental housing projects;
- assistance for persons buying homes;
- construction of low-cost housing;
- incentivize housing owners to rent through programs such as Section 8;
- incentivize persons constructing their own homes;
- incentivize rental housing owners;
- provide property titles for land;
- assist families with housing titles or inheritance problems; and
- legislation to regulate rents.

In terms of the availability of environments suitable for living in terms of safety and health, among other aspects, the municipalities provided the following ideas:

- housing inspections, maintenance, and regulations for security and healthiness;
- incentives for improving housing security and healthiness;
- community education and awareness campaigns about secure practices;
- more security (better equipped police, preventive patrol);
- funding for municipalities to develop recycling and health programs in their communities;
- increase public services percentage for home auxiliaries;
- improve wards and housing;
- paving municipal roads;
- improve recreational areas;
- more surveillance for control access homes;
- developing profiles of housing candidates and having the power to remove him in a 48-hour period for behavior situations;
- fine persons for not complying with public housing regulations;
- develop Security Plans in the communities in coordination with municipal and state police;
- legislations to assure that abandoned properties are clean; and
- less bureaucratic processes to implement laws, regulations, and procedures.

Concerning the availability of economic development opportunities that benefit communities, particularly low- and moderate-income populations and homeless persons, the municipalities recommended the following:

- job and training programs;
- support for entrepreneurs;
- stimulate the creation of small enterprises and community businesses;
- development of business incubators and cooperatives;
- better commercial infrastructure in rural areas;
- develop affordable commerce for rural areas;
- funding for municipalities to acquire structures to develop small businesses;
- incentive programs for small merchants;
- funding to help pay the payroll for the first months of a business;
- job creation;
- training for citizens to be auto sufficient;
- promote microcredits and strengthen cooperatives;
- establish partnership with local enterprises to promote inclusive jobs;
- develop an abandoned properties project to have more facilities for business;
- more care centers for elderly;
- health center in different wards;
- transportation on weekends;
- make people feel safe;
- promote domestic tourism and incentivize small businesses in this area;
- identify investors to spend in the municipality;
- use closed schools to promote economic investment; and
- provide free courses opportunities and aids to support agriculture and small businesses for sewing.

Finally, some municipalities provided some additional comments:

- inclusion and equity approach for the actions and policies implemented;
- use intersectoral collaboration and citizen participation to promote collaboration of the public, private, non-profit and community sectors;
- use a sustainability and resiliency approach in all housing and community development initiatives;
- begin a conversation between Puerto Rico's mayors, the central government, and HUD to increase the allocation of CDBG funds to Puerto Rico;
- CDBG allocations have decreased in the last years for non-entitlement municipalities, which complicates the provision of services to citizens;
- carry out real needs assessments in different communities to be effective in the projects to offer;
- for many merchants it is very difficult to acquire spaces with excessive rents, many permits' requirements and expensive utilities;
- it is very important for citizens to have access to affordable housing.

## STATE CONSOLIDATED ACTION PLAN 2024



ESG  
consultation  
with the  
Continuum(s) of  
Care  
Report

### PLAN CONSOLIDADO



DE VIVIENDA Y DESARROLLO COMUNAL DEL  
ESTADO Y PLAN DE ACCIÓN ANUAL

DEPARTAMENTO DE LA  
FAMILIA



## ESG Consultation with the Continuum(s) of Care report 2024

### BACKGROUND

In accordance with the regulation at 24 CFR 91.110, 91.300(b); 91.315(l), states, in the consolidated planning process, must consult with Continuums of Care (CoCs) on a variety of topics, including how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies, and procedures for the operation and administration of the Homeless Management Information System (HMIS).

To comply with these provisions and continue strengthening the collaboration and coordination between the ESG Program and the two continuum of care systems in Puerto Rico (PR502 & PR503), the Puerto Rico Department of the Family conducted a consultation meeting which included a survey of the organizations that are part of both entities. The information was collected through a web-based questionnaire, which was completed by all CoC members participating in the consultation meeting. In addition, ESG Program staff was available to clarify doubts about the instrument.

The invitation to the consultation meeting was addressed to the presidents and executive directors of both CoCs. Appendix A of this document includes evidence of the letters to both CoCs. During the meeting, a brief background about the consultation requirements for the Consolidated Plan and the other programs that are part of it (CDBG, HOME, HTF, and HOPWA) was provided. In terms of the ESG Program, the following aspects were presented:

- objectives,
- components and eligible populations,
- method of distribution,
- criteria for evaluating proposals, and
- performance measures.

Attachment B of this document includes evidence of the agenda and presentation provided during the meeting.

The participants of the meeting had the opportunity to verbally submit questions, comments, and recommendations. An additional period was provided for the CoC entities to submit their comments.

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**PARTICIPANTS**  
**PARTICIPANTS OF THE SURVEY**

A total of 41 organizations and municipalities belonging to the CoCs answered the survey. Of these, 40 indicated which CoC they are part of. Twenty-seven are entities that are part of CoC PR 502 (67.5%), 13 of PR 503 (30%) and 1 answered "Other". On the other hand, twelve (12) of the participating persons represent municipalities, and twenty-six (26) represent non-profit organizations, and three (3) represent agencies from the Government of Puerto Rico.



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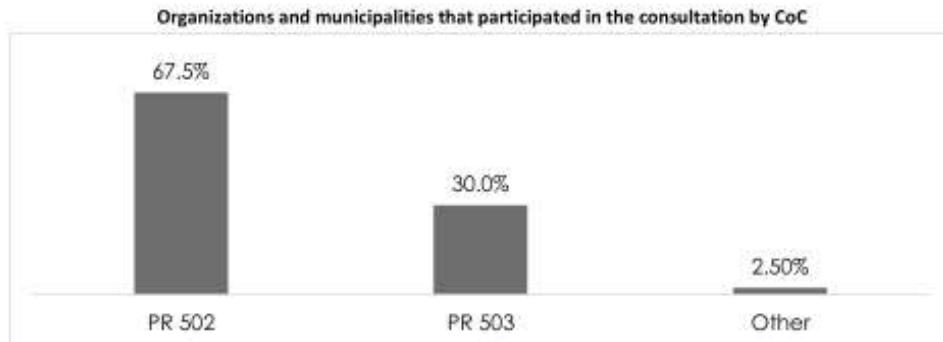
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Note: the base of this illustration is the 41 organizations, agencies and municipalities that participated in the survey.

**PARTICIPANTS OF THE CONSULTATION MEETINGS AND ADDITIONAL OPPORTUNITY FOR WRITTEN COMMENTS**

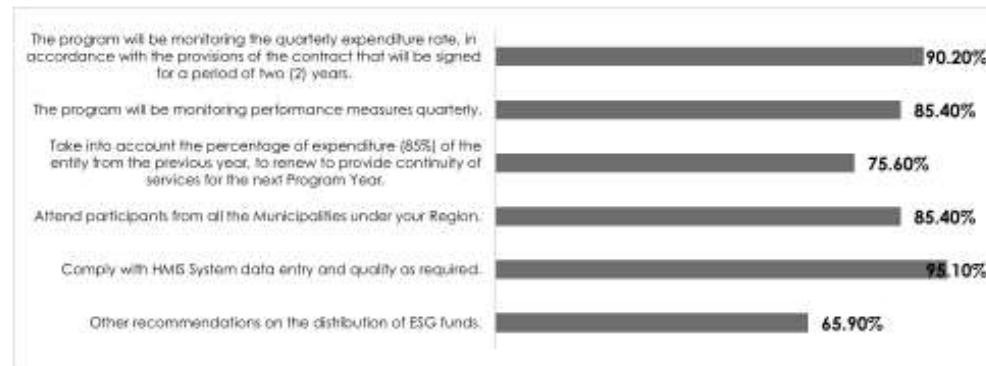
Regarding the consultation meeting, a total of 61 people participated, including the representatives of all consolidated planning agencies. In terms of the representatives of the CoCs, a total of 40 persons attended; 13 persons from the CoC PR 503, representing 11 nonprofit organizations and municipalities, and 27 from the CoC PR 502, representing 27 nonprofit organizations, agencies and municipalities. Appendix C of this document includes evidence of the attendance lists.

**RESULTS OF THE CONSULTATION  
SURVEY TO COC MEMBERS**

The Puerto Rico Department of Family proposed in the Plan to use a two-year distribution method, wherein in the first year, the organizations and municipalities compete with their respective projects, and in the second year, the funds are distributed according to a series of performance criteria, the entity's compliance with the contract during the program year and the availability of funds from HUD.

As can be seen in the following graph, in general terms, most of the entities that participated in the survey agree with the threshold criteria for proposals and renewals proposed by the program.

**Organizations, agencies and municipalities that agree with the threshold requirements for the renovation of contracts**



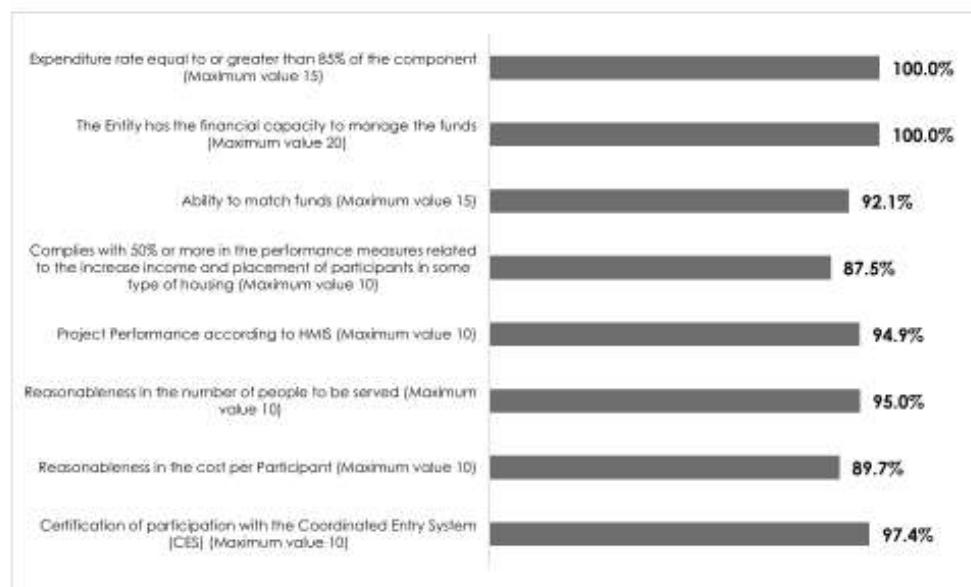
Note: The base of this illustration are the 41 organizations, agencies and municipalities that participated in the survey.

Regarding the specific performance measures that the ESG Program recommends using and their relative weight in the determination to award renewal of a proposal, most participants agree with the criteria and weight implemented. In that instance, all entities (100%) agree with the expenditure rate equal or greater to 85% of the component and financial. Other criteria and their weight that most of the entities agree with are: certification of participation with the Coordinated Entry System (CES) (97.4%), reasonableness in the number of people to be served (95.0%), project performance according to HMIS (94.9%), and ability to match funds (92.1%). Similarly, most entities agree with the criteria and weight for reasonableness in the cost per participant (89.7%) and complies with 50% or more in the performance measures related to the increase income and placement of participants in some type of housing (87.5%).

Some entities provided their recommendations and general comments regarding the evaluation criteria and weight with which they do not agree. In terms of matching funds, the recommendation is lower the match percentage to 30% or lower because it is very challenging for organizations to raise the funds to match. About the reasonableness of cost per participant it is expressed that this varies depending on different factors (such as mental health, problematic drug use,

physical health, aging, and lack of housing) and may affect the placement and care of a person. One entity recommended to maintain HMIS numbers up-to-date.

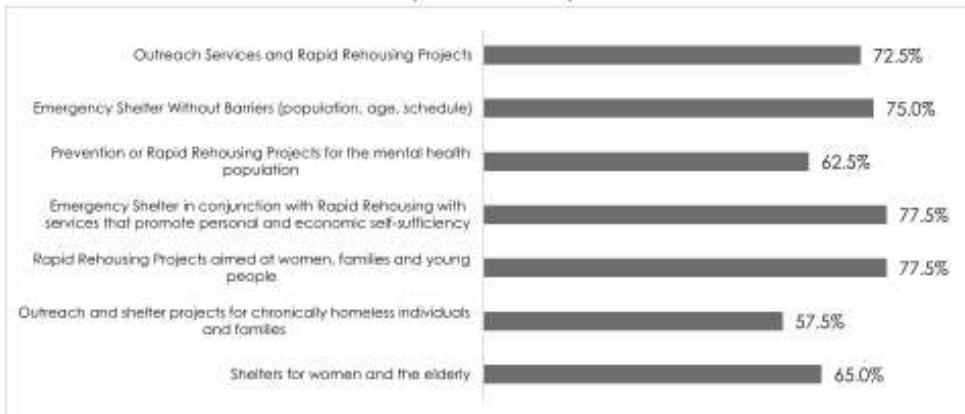
**Organizations, agencies and municipalities that agree with the performance criteria established and their relative weight**



Note: The base of this illustration is the 41 organizations and municipalities that participated in the survey.

With respect to the priorities of components and populations proposed by the Puerto Rico Department of the Family, a majority of the entities agree with the priorities of components proposed, as illustrated in the following graph. Around four out of every five (77.5%) participants consider the priority should be in the implementation of emergency shelters in conjunction with rapid re-housing with services that promote personal and economic self-sufficiency, and rapid rehousing projects aimed at women, families and young people. Also, three out of every four (75.0%) entities point to Emergency Shelter Without Barriers (population, age, schedule) as a priority and 72.5% mentioned outreach services and rapid rehousing projects.

**Organizations, agencies and municipalities that agree with the areas of priorities proposed by the PR  
Department of Family**



Note: The base of this illustration is the 41 organizations, agencies and municipalities that participated in the survey.

In addition, the participants made recommendations on which ESG activities should be prioritized, including the following:

- Emergency shelter
- Rapid rehousing
- Outreach
- Prevention
- Housing
- Shelter for women and elderly people
- Case management
- Supporting services (health, education, training, among others)
- Percentage of attention to the population within the expenditure rate presented
- Category 1 and 4 (persons that qualify under the homeless definition)
- Occupation
- All
- Emergency and permanent housing.

Other recommendations aimed at addressing the performance standards to be reported to the Department of the Family to measure the performance of ESG Program projects include:

- expenditure rate
- population served
- extend the first 25% for an additional month
- extend the 90-day period in shelter considering the lack of available housing units
- include the amount of time it takes to place a person in permanent housing
- consider the areas to be measured based on the current reality with health, education and housing gaps
- to have a process of assistance and support to allow entities to comply with what is requested in monitoring
- entities' track record
- amount of homeless persons served according to the expenditure rate
- amount of time that participants are sheltered
- occupation and rehousing
- return to homelessness and how much time
- 20-25% of people served in outreach are placed in housing
- allocated budget is on par with served participants
- evaluate the execution of outreach and shelters projects to determine the time on the street of the participants until they are placed in permanent housing
- continue working in compliance with quality and execution standards to get more homeless people into housing.

On the other hand, most survey participants indicated that the indicators considered as execution measures that were presented are very important. Nine out of every 10 (92.7%) participants selected the percentage of people at risk of becoming homeless who were able to remain in their home, and around nine out of every 10 (87.8%) mentioned number of people impacted in community outreach activities (Outreach) and percentage of people placed in Permanent Housing, respectively. Other execution measures that participants understand should be reported by projects are:

- increase the time for emergency shelters

- direct services in programs to achieve self-sufficiency
- housing placement period
- consider particular characteristics of populations
- individual achievements of participants
- cost-effectiveness of served participants compared to allocated funds
- amount of persons that do want to be placed in housing
- referrals from shelter to rapid rehousing
- referrals to courts
- income generated during and after being in the program
- not returning to homelessness
- length of stay
- outreach cases to be closed in 90 days if they are not served
- participation homeless persons PIT count and active participation in the CoC
- open cases in HMIS for over 90 days after the assistance ended.

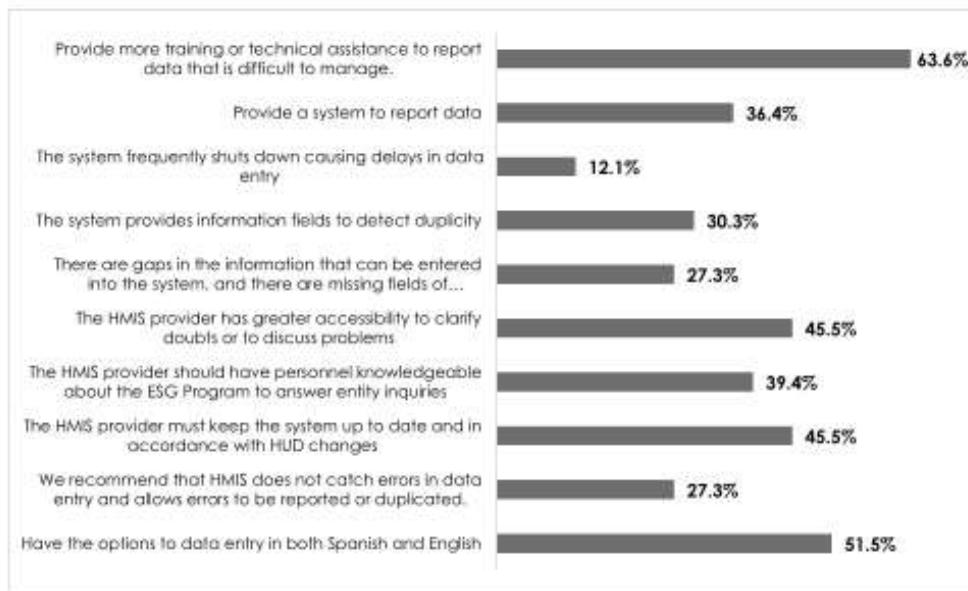
**Organizations, agencies and municipalities that considered very important the indicators for evaluating proposals by the PR Department of Family**



When asked which databases domestic violence survivor service providers use in their area, most participants mentioned the HMIS. They also indicated others such as an internal database of the organization, CES, Client Track – DV (and Client Track – comparable database), and Conexión Boricua. Regarding recommendations and comments for HMIS, three out of every five (63.6%)

participants propose to provide more training or technical assistance to report data that is difficult to manage. More than half (51.5%) persons indicate that there should be the option to data entry in both Spanish and English.

**Organizations, agencies and municipalities that have a recommendation for the HMIS provider according to options included by the PR Department of Family**



Note: The base of this illustration is the 33 organizations, agencies and municipalities that answer this question in the survey.

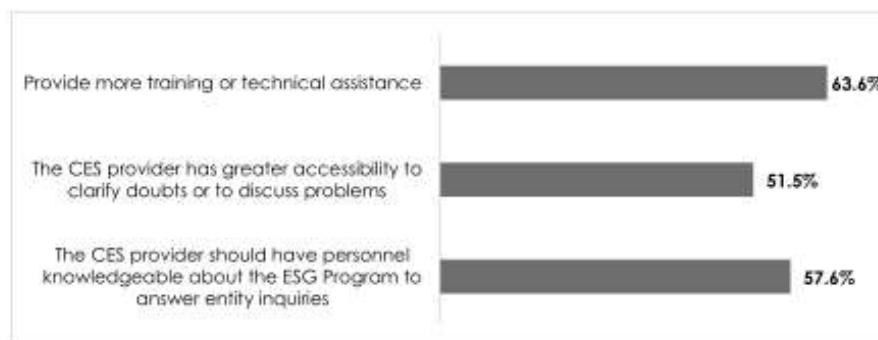
Other recommendations include:

- That ESG inform HMIS of current contracts and proposals to ensure compliance in the inventory;
- Better monitoring of timeliness and data quality of ESG projects;
- At the moment we have problems with issuance and access of referrals and reports;
- The license cost does not allow greater aid to be extended to entities;
- Records in the HMIS system need to be kept open for more than 90 days until the participant leaves the unit;
- To be available in Spanish and English;

- It is recommended to include practice sessions in training.

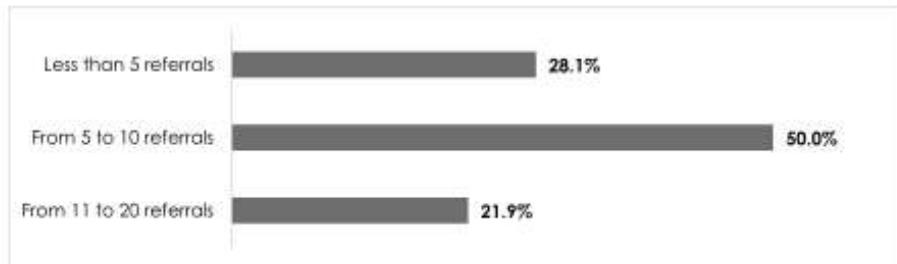
On the other hand, concerning the CES, three out of every five (63.6%) participants indicate that the CES should provide more training and technical assistance, and around six out of every 10 (57.6%) express that the CES provider should have personnel knowledgeable about the ESG Program to answer entity inquiries. Regarding the frequency of the entities referring cases to the CES, three out of every 10 (28.1%) entities make less than five referrals per month, half (50.0%) make between five to 10 referrals per month, and one out of every five (21.9%) make between 11 to 20 referrals monthly. In terms of the monthly number of referrals from the CES, two out of every five (42.4%) entities receive less than five referrals, almost half (45.5%) of the entities receive from five to 10 referrals, and one out of every 10 (12.1%) receive 11 to 20 referrals per month. About the CES response to the referrals made by the entities, two out of every three (64.7%) entities state that it is excellent. Concerning the CES working hours for the cases referrals, one out of every four (23.5%) entities express that it does not work for them. These entities indicate that the CES should have a 24/7 available line or extended hours after 4 PM and weekends. Some entities have experienced difficulties in receiving referrals from the CES, including the need for the CES to have better knowledge of the population that each project serves, the need of fast placement, limited information and that they only work the day shift.

**Organizations, agencies and municipalities that have a recommendation for the CES provider according to options included by the PR Department of Family**



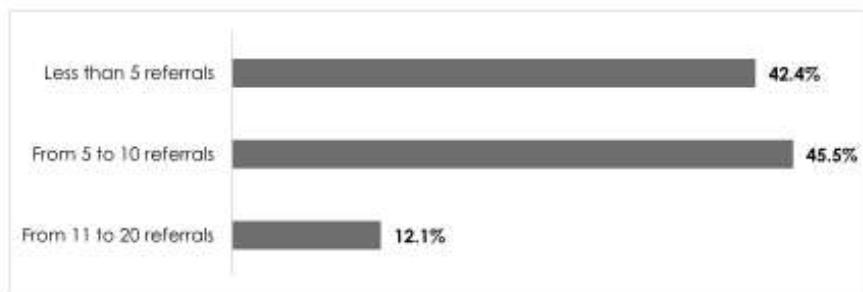
Note: The base of this illustration is the 33 organizations, agencies and municipalities that answer this question in the survey.

**Monthly referrals to the CES make by organizations, agencies and municipalities**



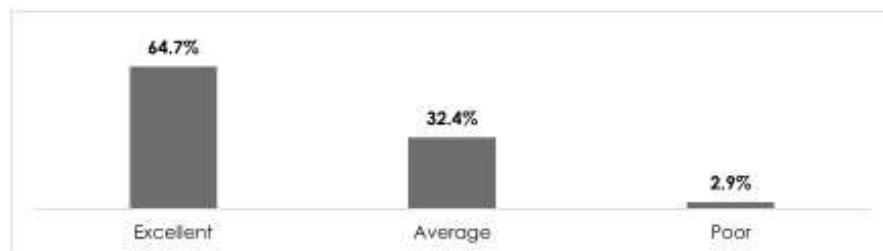
Note: The base of this illustration is the 32 organizations, agencies and municipalities that answer this question in the survey.

**Monthly referrals received from the CES by organizations, agencies and municipalities**



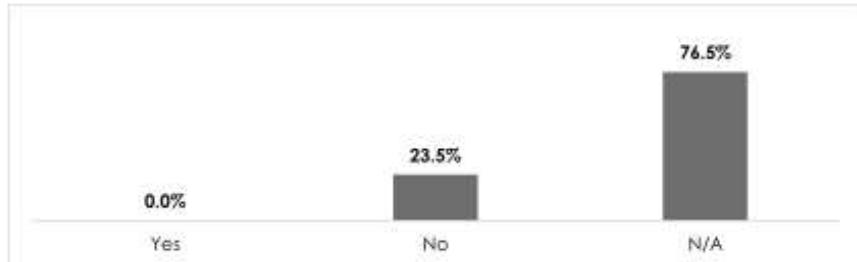
Note: The base of this illustration is the 33 organizations, agencies and municipalities that answer this question in the survey.

**Evaluation of the CES response to referrals make by organizations, agencies and municipalities**



Note: The base of this illustration is the 34 organizations, agencies and municipalities that answer this question in the survey.

**Organizations, agencies and municipalities opinion about if the CES work hours for case referral**



Note: The base of this illustration is the 34 organizations, agencies and municipalities that answer this question in the survey.

#### CONSULTATION MEETINGS

In relation to the consultation meeting, a total of 23 people submitted comments through the annotation sheet provided by the ESG Program or verbally. In addition, written comments were received via email from the CoC PR 503. The following tables contain a summary of all the comments and recommendations provided during the sessions, organized into four categories: Performance Standards, Distribution of Funds, HMIS Policies and Procedures, and Other. It also includes the response of the ESG Program or how the program would address it in the action plan, as applicable.

	Performance Standards	ESG State Program response
1.	There is a need to extend the 90-day period participants can stay in an emergency shelter because of the lack of affordable housing.	It is recognized that the time established by the program regarding the stay of participants in emergency shelters is for 90 days. This can be considered to expand the margin due to the lack of affordable housing in PR.
2.	A request is made to lower the percentage required to match funds.	Matching ESG funds dollar for dollar is part of the federal regulations.
3.	The monitoring and follow-up processes for the program are important, but entities need assistance and support to meet the requirements.	The ESG Program offers training and technical assistance every Thursday on different compliance topics including Use and Management of Funds, Compliance with the Contract, Compliance with 2 CFR Part 200, Eligible Expenses by Components, among others.
5.	A request is made for the Coordinated System work schedule to be 24/7 or that it be	It is important to mention that the entities must also be available 24/7 to fulfill the barrier-free access of the participants.

	Performance Standards	ESG State Program response
	considered to have on call lines for 7 days for referrals.	
6.	Update the ESG written standards and make sure that they are aligned with the CoC written standards.	ESG State Program written standards were recently revised. In the future, ESG written standards can be further evaluated to be aligned with both the CoC PR-502 and CoC PR-503 written standards as long as they are in compliance with ESG regulations.
7.	For the shelter component, performance must be measured by how effective and diligent you are in placing persons in permanent housing.	Placing persons in permanent housing will be one of the performance criteria for evaluating emergency shelters.
8.	Outreach measures must show if at least 20% of the people served are placed in housing in 90 days. Consider statistics at the national level.  Service has to be given directly on the street. Occupancy in shelters remains very low with people on the street and beds available in shelters. Housing first is difficult to implement. The monitoring of these services should be reinforced more.  It is essential to use different outreach strategies to address young people needs.	Outreach services are part of the aspects monitored by the Program.  The program will continue to provide education and technical assistance to projects to strengthen outreach efforts.
13.	Non-congregated shelters are affected because of the shortage of permanent housing. Analyze that these 90 days are not enough and affects compliance.	It is recognized that the time established by the program regarding the stay of participants in emergency shelters is for 90 days. This can be considered to expand the margin due to the lack of affordable housing in PR.
14.	That the 90-day thing is evaluated in the metrics is affecting entities. It should be removed as a metric for the evaluations.	It is recognized that the time established by the program regarding the stay of participants in emergency shelters is for 90 days. This can be considered to expand the margin due to the lack of affordable housing in PR.

	<b>Distribution of funds</b>	<b>ESG State Program response</b>
1.	Implement a mechanism for geographic distribution of funds determine through strategic planning for the population to be served.	For the 2024 proposal, the ESG State Program will award a bonus to the 15 municipalities with the greatest incidence of homeless persons in Puerto Rico according to the last PIT count.
2.	Consider for the distribution of funds, the need in terms of the concentration of persons by geographic area	
3.	Redirect ESG efforts to prevent and eradicate homelessness, emphasizing prevention and diversion activities.	The percentage of funds for the Prevention component will be increase from 14% to 18% and RRH reduce from 16% to 12%.
4.	Strengthen communication and collaboration between the CoC PR-503 and ESG State, especially for the investment of emergency services funds in the CoC PR-503 geographic area.	The ESG State Program executive director has a seat in both CoC PR-502 and CoC PR-503. Collaboration and communication with the CoCs will continue to be a priority. All these aspects can be discussed and coordinated in the CoCs. It is important that the management staff of the ESG Program be warned of the plenary meetings so that there is participation in the program.

	<b>HMIS Policies and Procedures</b>	<b>ESG State Program response</b>
1.	Develop policies and procedures in coordination with the CoC PR-503 to ensure that subrecipients of ESG funds fully comply with the data entry requirements of the HMIS (Homeless Management Information System) and the policies established in the Procedures Manual of the CoC PR-503.	The ESG Program seeks to continue receiving feedback and recommendations of CoC for the development and strengthening of policies and procedures and will promote further training regarding HMIS and CES.
2.	Coordinate with CoC PR-503 to design strategies to improve data quality and timeliness in projects funded with ESG funds.	

	<b>HMIS Policies and Procedures</b>	<b>ESG State Program response</b>
3.	There is a request for more training about the HMIS and the CES.	

	<b>Other</b>	<b>ESG State Program response</b>
1.	Promote crisis housing projects that are flexible and adaptable to the needs of all subpopulations (youth, women (who are not fleeing violence), families with children, LGBTTQI+, among others).	Women and youth, among other subpopulations were included in the action plan as priorities subpopulations, in order to promote projects that are flexible and adaptable to their needs.
2.	Consider within the consolidated planning process the availability of other sources of funds that can be used to ensure the sustainability of ESG-CV funded shelters.	ESG-CV funds are a special allocation and are not recurring. ESG funds, in general, should be seen as a complimentary source of funding not a supplementary fund. In the particular case of ESG regular allocation, the state will be allocating the maximum amount allowed by the regulation for operational costs of shelters.
3.	Have RRH units in a project based mode that serve as crisis or bridge housing, so that individuals or families facing a housing crisis could go directly to permanent housing without the need to identify a unit.	RRH is an eligible activity that has been implemented by the state as part of the ESG Program. It is important to mention, however, that there are differences in terms of how the activity is implemented under ESG and under CoC in which is considered a permanent housing alternative.
4.	Stipulate in the Action Plan that at least part of the funds will be disbursed in advance to the organizations that do not have the capital to finance the proposals until the Puerto Rico Department of the Family (PRDF) reimburses them (which is a process that usually takes too long).	The ESG State Program has already implemented the advance payment for ESG regular funds.  Information will be clarified in the Action Plan.
5.	Accelerate PRDF's contracting processes with municipalities and organizations to improve timely project execution.	The PRDF Program has made arrangements and contracting processes with ESG State Program subrecipients is reasonably diligent.
6.	Standardize and report on the competition processes for ESG funds so entities can be properly informed to participate.	For the 2024 proposal, the ESG State Program will publish a NOFO with all the instructions and documentation required for the submission of the proposals. The NOFO

	Other	ESG State Program response
		will take into consideration the recommendations provided during this consultation.
7.	Monitor compliance with performance measures and include technical assistance (TA) and individualized improvement plans. Provide TA to low-performing organizations in coordination with the CoCs.	The ESG State Program is always available to coordinate with the CoCs for all necessary TA sessions. The program has also implemented capacity building initiatives such as "ESG te Orienta", consisting of webinar regarding program, requirements and regulations.
8.	To guarantee compliance with federal regulations regarding the required collaboration and coordination between CoCs and ESG recipients, it is suggested that PRDF, as the ESG State recipient, and the CoCs enter into a collaboration agreement or MOU that covers essential aspects including, but not limited to, performance, CES, HMIS, minimum standards, planning, reporting, and Housing First approach.	The ESG State Program executive director has a seat in both CoC PR-502 and CoC PR-503. Collaboration and communication with the CoCs will continue to be a priority. All these aspects can be discussed and coordinated in the CoCs meetings.
9.	Approve proposals that comply with the best practices and the necessary elements to provide a quality service and be successful. Update the minimum service standards by component (aligned with those of the CoCs) and implement them. Review policies and procedures to ensure they do not add requirements beyond those required by regulations.	The ESG State Program always evaluates proposals based on criterion to promote best practices and quality services. All standards, policies, and procedures are aligned with applicable federal, state, and local regulations.

## Appendix D – ESG Written Standards

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**GOBIERNO DE PUERTO RICO**  
Departamento de la Familia

## **Manual de Estándares para la Administración de los Fondos ESG**



MAYO 2017

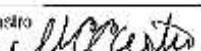
**MANUAL DE ESTÁNDARES PARA LA  
ADMINISTRACIÓN DE LOS FONDOS ESG**

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MANUAL DE ESTÁNDARES PARA LA ADMINISTRACIÓN DE LOS FONDOS ESG

Validado por: María de Cárdenas Castro  
Secretaria Auxiliar



Revisado por: Oficina de Sistemas y  
Procedimientos

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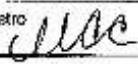
## I. INTRODUCCIÓN

El Departamento de la Familia de Puerto Rico recibe anualmente fondos del Programa *Emergency Solutions Grant (ESG)* del *Department of Housing and Urban Development (HUD)*, como parte del Plan Consolidado y el Plan de Acción Anual. Estos planes prescriben los requisitos legales de planificación y aplicación para los siguientes programas de subsidios: *Community Development Block Grant (CDBG)*; *HOME Investment Partnership (HOME)*; *Housing Opportunities for Persons with AIDS (HOPWA)* y *Emergency Solutions Grant (ESG)*. El Título 24 del Código de Regulaciones Federales 24 CFR 91.220 (l) (4) (i) y 24 CFR 576.400 (e) (1) establece como requisito que los recipientes de fondos del Programa ESG, también conocido en español como el Programa de Soluciones de Emergencia para Personas sin Hogar, implementen un mínimo de estándares escritos para proveer asistencia utilizando estos fondos.

Conforme con la reglamentación de HUD, el Departamento de la Familia de Puerto Rico (DF), como receptor de los fondos ESG, desarrolló un conjunto de estándares para la administración del Programa. A su vez, las entidades sin fines de lucro y municipios, que son subreceptores de fondos ESG, deben cumplir consistentemente con los estándares aplicables a todos sus componentes de servicio.

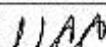
Los estándares deben incluir como mínimo:

- A. Políticas y procedimientos para evaluar la elegibilidad de los individuos y familias que pueden recibir asistencia bajo ESG
- B. Normas para proveer servicios esenciales relacionados con el "alcance en la calle"
- C. Políticas y procedimientos para la admisión, referidos y alta por albergues de emergencia atendidos bajo ESG, incluyendo estándares sobre la duración del servicio, si los hay, y políticas para garantizar la seguridad de poblaciones especiales en albergues

<p style="text-align: center;">Gobierno de Puerto Rico Departamento de la Familia Secretaría Auxiliar de Planificación e Informática Programa de Soluciones de Emergencia (ESG)</p> <p style="text-align: center;"><b>MANUAL DE ESTÁNDARES PARA LA ADMINISTRACIÓN DE LOS FONDOS ESG</b></p>		
Validado por: María del Carmen Castro Secretaria Andújar 	Revisado por: Oficina de Sistemas y Procedimientos	Página 2 de 83
<p>D. Políticas y procedimientos para evaluar, priorizar y reevaluar las necesidades individuales y familiares para proveerles servicios esenciales relacionados con albergues de emergencia</p> <p>E. Políticas y procedimientos para la coordinación entre los diferentes proveedores de servicios relacionados con vivienda</p> <p>F. Políticas y procedimientos para determinar elegibilidad de los individuos o familias sin hogar para recibir ayuda de prevención y <i>rapid re-housing</i></p> <p>G. Mecanismos para determinar el porcentaje de alquiler de vivienda que cada participante del programa debe pagar, y asistencia para pagar el alquiler de vivienda y gastos de servicios de agua y electricidad bajo prevención y <i>rapid re-housing</i></p> <p>H. Criterios para determinar cuánto tiempo se proporcionará asistencia de alquiler a un participante, y si se ajustará la cantidad a lo largo del tiempo</p> <p>I. Criterios para determinar el tipo, la cantidad y la duración de los servicios de estabilización y/o reubicación de viviendas a ser proporcionados a un participante del componente de prevención y <i>rapid re-housing</i>.</p> <p>Estos estándares se establecen como normas básicas o mínimas para la implementación del Programa ESG. Estos ayudarán a asegurar que el Programa ESG sea administrado de manera justa y metódica.</p>		
<p><b>B. TRASFONDO</b></p> <p>En el año 2009, la ley para atender asuntos de vivienda relacionada con personas sin hogar conocida como <i>McKinney-Vento Homeless Assistance Act</i> fue enmendada por la ley <i>Homeless Emergency Assistance and Rapid Transition to Housing Act</i> del 2009 (<i>HEARTH Act</i>). Con la nueva ley, se enmendó significativamente el <i>Emergency Shelter Grant</i>, que ahora se conoce</p>		

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Secretaría Auxiliar



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como *Emergency Solution Grant (ESG)*; y además, se integró una nueva definición de personas sin hogar consistente y aplicable a todos los programas del Departamento de Vivienda y Desarrollo Urbano (HUD, por sus siglas en inglés).

En Puerto Rico, el Departamento de la Familia (DF) es la entidad designada por el Gobernador para la administración de este Programa. Los fondos de ESG se reciben anualmente a través de HUD, como parte del proceso del Plan de Acción Anual. El DF se rige por la Ley Núm. 171 del 30 de junio de 1968, según enmendada y por el Plan de Reorganización Núm. 1 del 28 de julio de 1995, según enmendado. El Programa ESG está diseñado para identificar a individuos y familias sin hogar, así como aquellos en riesgo de perder su hogar, y proporcionar los servicios necesarios para ayudarles a recuperar rápidamente su estabilidad en vivienda permanente después de experimentar una crisis de vivienda.

La reglamentación del Programa ESG permite al DF delegar los fondos a entidades sin fines de lucro de base comunitaria y base de fe, y a municipios para que estos lleven a cabo actividades elegibles. Es responsabilidad de las entidades y los municipios administrar, coordinar, desarrollar y operar el proyecto subvencionado con fondos del Programa ESG cumpliendo en todo momento con los criterios de elegibilidad, normas y procedimientos establecidos por HUD y el DF. Las entidades podrán desarrollar sus protocolos para hacer cumplir las normas, siempre y cuando estos no violen los estándares mínimos aquí establecidos.

Este documento contiene los estándares mínimos que deben cumplir las entidades que son subreceptores de fondos ESG. La reglamentación federal (CFR) aplicable a cada sección está colocada en forma de hipervínculo ('hyperlink'), en caso de que las entidades necesiten consultar la fuente original de la regulación o estándar. Los procedimientos detallados en torno a la implementación de estos estándares, así como los formularios a utilizarse, deberán ser

<p style="text-align: center;">Gobierno de Puerto Rico Departamento de la Familia Secretaría Auxiliar de Planificación e Informática Programa de Soluciones de Emergencia (ESG)</p> <p style="text-align: center;"><b>MANUAL DE ESTÁNDARES PARA LA ADMINISTRACIÓN DE LOS FONDOS ESG</b></p>		
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<p>consultados en el Manual Operacional de ESG. El personal de la entidad que labora en el Programa ESG debe utilizar, tanto los estándares, como el Manual Operacional del Programa.</p>		
<p><b>III. PROPÓSITO</b></p> <p>Este Manual tiene el propósito de establecer los estándares para la administración de los fondos ESG, por los cuales se regirán las entidades subrecipientes y el personal del Departamento de la Familia responsable de la adjudicación y monitoreo de su buen uso.</p> <p><b>IV. APLICABILIDAD</b></p> <p>Los estándares mencionados en este Manual aplican a todas las entidades subrecipientes de fondos del Programa ESG.</p> <p><b>V. DEFINICIONES</b></p> <p>A. <b>CoC (Concilium of Care)</b> -- Programa adscrito al <i>Department of Housing and Urban Development (HUD)</i>, el cual promueve el compromiso de la comunidad para poner fin a la falta de vivienda, provee financiamiento a entidades que ofrecen servicios para reintegrar a individuos y familias sin hogar, entre otras funciones. En Puerto Rico existen dos CoC, conocidos como Balance del Estado (<i>CoC Puerto Rico Balance of Commonwealth, CoC PR 502</i>) y Coalición de Coaliciones (<i>CoC South/Southeast Puerto Rico, CoC PR 503</i>).</p> <p>B. <b>Entidad</b> — incluye a las organizaciones sin fines de lucro de base comunitaria y base de fe y a los municipios.</p> <p>C. <b>HMIS (Homeless Management Information System)</b> - Es un sistema local de tecnología de la información utilizado para recopilar datos sobre la provisión de vivienda y servicios a personas y familias sin hogar y personas en riesgo de falta de vivienda.</p> <p>D. <b>Secretaría Auxiliar de Planificación e Informática</b> – Unidad de trabajo del Departamento de la Familia en donde se trabajan los asuntos relacionados a la administración de los fondos del Programa ESG.</p>		

MANUAL DE ESTÁNDARES PARA LA ADMINISTRACIÓN DE LOS FONDOS ESG

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Secretaría Auxiliar 

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## VI. ESTÁNDARES GENERALES

Los siguientes estándares se establecen como normas básicas o mínimas aplicables a todos los componentes auspiciados por ESG. Estos estándares deben ser aplicados por todas las entidades que reciben fondos de ESG.

### A. POBLACIÓN ELEGIBLE

Los individuos y familias elegibles para recibir asistencia a través de los componentes de servicios del programa ESG deben ser personas sin hogar o en riesgo de perder su hogar, según definido por HUD. La siguiente tabla describe las características de cada categoría de persona sin hogar según establecidas por HUD:

Tabla 1. Criterios para definir persona sin hogar

#### Categoría 1: Literalmente sin hogar

Individuo o familia que carece de un lugar fijo, regular, y adecuado para pernoctar (pasar la noche), significando que:

- a. Tiene como residencia nocturna principal un lugar público o privado no apto para la habitación humana<sup>1</sup>
- b. Vive en un albergue público o privado designado para proveer ubicación temporal (incluyendo albergue de emergencia, vivienda transitoria, hoteles y moteles pagados por organizaciones caritativas o por programas federales, estatales o locales)
- c. Está saliendo de una institución donde ha residido durante los pasados 90 días o menos, y que residió en un albergue de emergencia o lugar no apto para la habitación humana inmediatamente antes de entrar a la institución.

<sup>1</sup> En términos generales, el término no apto para la habitación humana es una condición que hace imposible la vida en un lugar particular, residencia o sus alrededores. Algunos ejemplos incluyen, pero no se limitan a: carros, parques, aceras, edificios abandonados, estaciones de tren o guaguas, aeropuerto, áreas de acampar, etc. Por otro lado, también podría incluir una residencia que no tiene la capacidad para la instalación de utilizados (por ejemplo, tuberías de agua rotas, cableña caída, etc.).

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**Tabla 1. Criterios para definir persona sin hogar**

**Categoría 2: En inminente riesgo de deambulancia**

Individuo o familia que se encuentra en inminente riesgo de perder su residencia nocturna principal, y que:

- a. perderá la residencia dentro de los próximos 14 días a partir de la fecha de solicitud de asistencia como persona sin hogar;
- b. otra alternativa de residencia no ha sido identificada y
- c. carece de recursos o redes de apoyo necesarios para obtener otra vivienda permanente.

**Categoría 3: Persona sin hogar bajo otros estatutos federales**

Persona sola menor de 25 años de edad, o familias con jóvenes y niños, que de otra manera no cualifican como personas sin hogar bajo esta definición, pero:

- a. Es definida como persona sin hogar bajo otra reglamentación federal
- b. No ha tenido arrendamiento, Interés propietario o acuerdo de ocupación en vivienda permanente durante los pasados 60 días anteriores a la solicitud de asistencia
- c. Ha experimentado inestabilidad persistente, medida por dos mudanzas o más durante los pasados 60 días
- d. Se espera que continúe en esta situación por un periodo de tiempo indeterminado debido a una necesidad especial o barrera

**Categoría 4: Huyendo / Intentando huir de violencia**

Cualquier individuo o familia que:

- a. Está huyendo o intenta huir de una situación de violencia doméstica, violencia de pareja, agresión sexual o acecho
- b. No tiene otra residencia
- c. Carece de recursos o redes de apoyo para obtener otra vivienda permanente.

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La Tabla 2 describe los criterios para definir persona en riesgo de perder su vivienda según

HUD:

**Tabla 2. Criterios para definir persona en riesgo de perder su hogar**

**Categoría 1: Individuos y familias**

- a. Tiene ingreso anual por debajo del 30% de la mediana de ingreso familiar del área; **Y**
- b. No tiene suficientes recursos o redes de apoyo inmediatamente disponibles para prevenir que tengan que moverse a un Albergue de Emergencia o cualquier otro lugar definido en la Categoría 1 de la definición de persona sin hogar; **Y**
- c. Reúne una de las siguientes condiciones:
  1. Se ha movido por razones económicas en dos o más ocasiones durante los pasados 60 días anteriores a la solicitud de asistencia; **O**
  2. Está viviendo en la vivienda de otra persona debido a una situación económica; **O**
  3. Ha sido notificado de que su derecho a ocupar su vivienda actual o el lugar donde habita terminará dentro de los próximos 21 días a partir de la fecha de solicitud de asistencia; **O**
  4. Vive en un hotel o motel y cuyo costo no está siendo pagado por una organización caritativa o programa federal, estatal o municipal para personas de ingresos bajos; **O**
  5. Vive en un *Single Room Occupancy* (SRO) o apartamento eficiente, en el cual residen más de dos personas o viven en una unidad de vivienda más grande, en la cual viven más de una persona y media por habitación; **O**
  6. Está saliendo de una institución pública o sistema de cuidado; **O**
  7. Vive en una unidad de vivienda que tiene características asociadas con inestabilidad y en riesgo constante de deshabitación, como ha sido identificado en el Plan Consolidado aprobado.

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Tabla 2. Criterios para definir persona en riesgo de perder su hogar

**Categoría 2: Jóvenes y Niños Solos**

a. Joven o niño que no cualifica como persona sin hogar bajo la definición de persona sin hogar, pero cualifica como persona sin hogar bajo otra reglamentación federal.

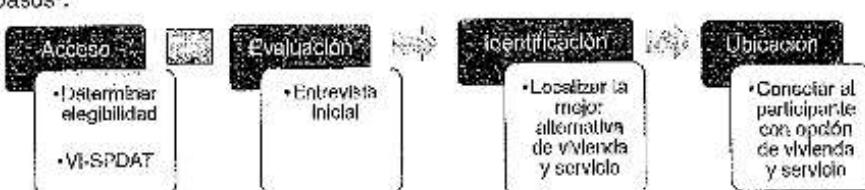
**Categoría 3: Familias con Niños y Jóvenes**

a. Joven solo que no cualifica como persona sin hogar bajo la definición de persona sin hogar, pero cualifica como persona sin hogar bajo la sección 725(2) del McKinney-Vento Homeless Assistance Act<sup>2</sup>, y cuyos padres o guardianes viven con él o ella.

Las entidades que reciben fondos de ESG deben asegurarse de que los individuos y familias que solicitan asistencia relacionada con vivienda cumplen con los criterios de elegibilidad y con la definición de persona sin hogar o en riesgo de perder su hogar. HUD requiere que la ubicación en alternativas de vivienda a través de ESG no esté condicionada a recibir servicios. Por lo tanto, individuos que han recibido órdenes del tribunal para ingresar a tratamiento bajo la Ley Núm. 408-2000 (Ley de Salud Mental) o la Ley Núm. 67-1993 (Ley de la Administración de Servicios de Salud Mental y Contra la Adicción) no son elegibles para recibir servicios financiados por ESG. Los fondos ESG deben ser utilizados para responder a situaciones de emergencia relacionadas exclusivamente con falta de vivienda y no como facilidades para tratamiento.

<sup>2</sup> Niños y jóvenes sin hogar significa: individuos que carecen de una residencia fija, regular y adecuada para pasar la noche; e incluye: (i) niños y jóvenes que comparten la vivienda de otras personas debido a la pérdida de vivienda, dificultades económicas o una razón similar; viven en nubes, hoteles, parques o tiendas o acampar debido a la falta de una alternativa adecuada; viven en albergues de emergencia o hospitalario; son abandonados en hospitales; o están esperando la ubicación en un hogar sustituto; (ii) niños y jóvenes que tienen como residencia nocturna principal un lugar público o privado no apto para la habitación humana; (iii) Niños y jóvenes que viven en casas, curiosos, espacios públicos, edificios abandonados, viviendas provisionales, estacionamiento de automóviles o tránsito en lugares similares; y (iv) niños migrantes que utilizan más personas sin hogar para los fines de este subtítulo, porque los niños viven en circunstancias descritas en las cláusulas (i) y (ii).

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<p><b>B. ADMISIÓN Y EVALUACIÓN INICIAL</b></p> <p>Conforme con la reglamentación de HUD, <u>24 CFR 576.401 (a)</u>, el proceso de admisión para recibir servicios subvencionados por ESG, como mínimo incluirá un cernimiento (<i>screening</i>) inicial para determinar si el solicitante cumple o no con una de las definiciones categóricas de HUD de personas sin hogar o en riesgo de quedarse sin hogar. En caso afirmativo, el personal de la entidad realizará una evaluación del solicitante en persona para verificar su estatus como persona sin hogar, y determinar los componentes del servicio ESG para los que cualificar. Como estrategia para evaluar se utilizará la entrevista para verificar la elegibilidad y explorar las necesidades del solicitante, orientar sobre los procesos para la ubicación en un programa y los servicios que están disponibles. La ubicación de individuos y familias en un programa de vivienda estará centrada en la preferencia de la persona y sus necesidades.</p> <p>Es importante aclarar que, siguiendo los requisitos establecidos en <u>24 CFR 576.400 (d-e)</u>, el proceso de admisión debe ser consona con el sistema coordinado de entrada (<i>Coordinated Entry System-CES</i>) adoptado por los CoCs. Una vez aprobado y adaptado el sistema coordinado de entrada, todas las entidades que reciben fondos de ESG deberán utilizarlo para hacer la entrada y evaluación inicial de sus participantes.</p> <p>Los siguientes aspectos forman parte del proceso de admisión y evaluación inicial:</p> <p><b>1. SISTEMA COORDINADO DE ENTRADA (COORDINATED ENTRY SYSTEM-CES)</b></p> <p>El sistema coordinado de entrada es un proceso a ser diseñado por los CoC para facilitar el acceso de individuos y familias sin hogar a los servicios disponibles relacionados con vivienda. El objetivo principal de un sistema coordinado de entrada</p>		

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<p>es que la asistencia se distribuya lo más eficazmente posible y que sea de fácil acceso, sin importar dónde o cómo las personas se presenten para solicitar servicios. Un sistema de entrada coordinada efectivo es un componente crítico para apoyar los esfuerzos de cualquier comunidad para lograr la meta de prevenir y reducir la cantidad de personas sin hogar. Este sistema debe estar centrado en la persona, sus preferencias, y necesidades; debe proveer comienzos estandarizados; utilizar herramientas de evaluación uniforme y; asegurar la ubicación del participante en el tipo de servicio que mejor responda a lo que desea y a sus necesidades.</p> <p>De acuerdo con los requisitos de HUD [24 CFR 578.7 (a)(8)], una vez cada sistema de cuidado continuo – <i>Balance del Estado (CoC Puerto Rico Balance of Commonwealth, en adelante CoC PR 502)</i> y <i>Coalición de Coaliciones (CoC South/Southeast Puerto Rico, en adelante CoC PR 503)</i> – haya desarrollado y adoptado su sistema coordinado de entrada, todos los proveedores de servicios deberán participar y utilizar las herramientas diseñadas para llevar a cabo la entrada o admisión de participantes de servicios relacionados a vivienda que reciben fondos de los CoC y ESG [24 CFR 576.400 (d)].</p> <p>De forma general, un sistema coordinado de entrada debe consistir de los siguientes pasos<sup>3</sup>:</p>  <table border="1"> <tr> <td><b>Acceso</b></td> <td><b>Evaluación</b></td> <td><b>Identificación</b></td> <td><b>Ubicación</b></td> </tr> <tr> <td> <ul style="list-style-type: none"> <li>Determinar elegibilidad</li> <li>VI-SPDAT</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>Entrevista Inicial</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>Localizar la mejor alternativa de vivienda y servirlo</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>Conocer al participante con opción de vivienda y servicio</li> </ul> </td> </tr> </table> <p><sup>3</sup> Los pasos de un sistema coordinado de entrada puede variar según los acuerdos de los CoC. El Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) es una herramienta de evaluación integral y universal. Esta herramienta de comienzo ofrece la oportunidad de tomar una decisión informada y objetiva basada en el nivel de necesidad de cada individuo o familia y agilizar las determinaciones de elegibilidad y ubicación de los participantes.</p>	<b>Acceso</b>	<b>Evaluación</b>	<b>Identificación</b>	<b>Ubicación</b>	<ul style="list-style-type: none"> <li>Determinar elegibilidad</li> <li>VI-SPDAT</li> </ul>	<ul style="list-style-type: none"> <li>Entrevista Inicial</li> </ul>	<ul style="list-style-type: none"> <li>Localizar la mejor alternativa de vivienda y servirlo</li> </ul>	<ul style="list-style-type: none"> <li>Conocer al participante con opción de vivienda y servicio</li> </ul>
<b>Acceso</b>	<b>Evaluación</b>	<b>Identificación</b>	<b>Ubicación</b>					
<ul style="list-style-type: none"> <li>Determinar elegibilidad</li> <li>VI-SPDAT</li> </ul>	<ul style="list-style-type: none"> <li>Entrevista Inicial</li> </ul>	<ul style="list-style-type: none"> <li>Localizar la mejor alternativa de vivienda y servirlo</li> </ul>	<ul style="list-style-type: none"> <li>Conocer al participante con opción de vivienda y servicio</li> </ul>					

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Una vez aprobados estos sistemas por los CoCs, cada entidad que recibe fondos ESG o que tienen requerimientos reglamentarios de otros fondos de HUD para vivienda y servicios de apoyo para personas sin hogar deberá suscribirse y participar activamente en los procesos establecidos por el sistema coordinado de entrada, como medida de cumplimiento y ejecución. La falta de participación activa de un subreceptor de fondos ESG del sistema coordinado de entrada podrá ser razón para retirar o no otorgarle los fondos correspondientes del Programa ESG.

**2. PRIORIDADES**

Las entidades subvencionadas por ESG se acogerán a las prioridades del CoC al que pertenecen para la ubicación de individuos o familias con la opción de vivienda y servicio más apropiado. Según el plan estratégico a nivel federal - Opening Doors: Federal Strategic Plan to Prevent and End Homelessness, enmendado en el 2015, la meta es priorizar las siguientes poblaciones:

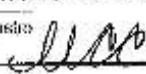
- a. Veteranos
- b. Personas sin hogar crónicas
- c. Jóvenes
- d. Familias con hijos

**3. DOCUMENTACIÓN**

En acuerdo con la reglamentación 24 CFR 576.500 (b), cuando un individuo o familia solicita servicios relacionados con vivienda, las entidades deben documentar el estatus de vivienda del solicitante. Los documentos que evidencien la determinación de elegibilidad deben ser incluidos en el expediente de los participantes. El orden de prioridad para la validación del estatus como persona sin hogar es el siguiente:

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**1. Certificación  
por terceros**

**2. Certificación  
del Manejador  
de Casos**

**3. Observación  
y certificación  
de los participantes**

La determinación debe hacerse preferiblemente mediante certificaciones por terceros.

Estos deben estar por escrito y pueden provenir de diversas fuentes. Por ejemplo: manejador de caso de otra entidad, trabajador de alcance en la calle, orden de protección, propietario de la vivienda donde reside el participante certificando fecha de desalojo, familiar o amigo que certifique que no podrá continuar ofreciendo alojamiento al participante, personal del municipio (no adscrito al Programa ESG) u oficial del orden público.

Las observaciones y certificación por parte del manejador de casos o la autocertificación de los participantes para determinar elegibilidad pueden utilizarse como documentación cuando la verificación por terceros no está disponible. Para quienes salen de una institución, además de solicitar la certificación como persona sin hogar, también debe mostrar:

- a. Evidencia de alta/salida o referido oral o escrito<sup>4</sup>; o
- b. Documentación en expediente que demuestre el esfuerzo del entrevistador para obtener el documento de evidencia de alta/salida y certificación del participante como que salió de una institución.

La siguiente tabla describe otros estatus de vivienda elegible y la evidencia requerida según el estatus:

<sup>4</sup> Es importante que el documento de salida de una institución certifique el tiempo que la persona estuvo en la institución y que era persona sin hogar al venir a entrar a la institución.

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Tabla 3. Evidencia requerida

**Estatus de vivienda: En inminente riesgo de desalojo**

**Tipo de evidencia:**

- Sentencia de desalojo por Tribunal; o
- Evidencia de que tiene que abandonar el motel u hotel porque no tiene los recursos económicos para permanecer allí; o
- Declaración oral verificada y documentada; y
- Certificación de que no se ha identificado otra residencia; y
- Declaración personal u otra documentación de que el individuo carece de los recursos financieros y el apoyo necesario para obtener vivienda permanente.

**Estatus de vivienda: Persona sin hogar bajo otros estatutos federales**

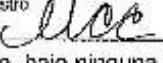
**Tipo de evidencia:**

- Certificación de la organización sin fines de lucro, estado o gobierno municipal que el individuo o jefe de familia que solicita asistencia reúne los criterios de desalojo bajo otras reglamentaciones federales; y
- Certificación de que no ha tenido vivienda permanente en los pasados 60 días; y
- Certificación de otro individuo o jefe de familia, y otra forma de documentación disponible, de que se ha mudado en dos o más ocasiones en los pasados 60 días; y
- Documentación de necesidades especiales o dos barreras o más.

**Estatus de vivienda: Huyendo o intentando huir de violencia**

**Tipo de evidencia:**

- Declaración oral de la persona o jefe de la familia buscando asistencia y razón por la que están huyendo. Esta declaración puede ser documentada por una autocertificación o por el encargador de caso; y
- Certificación de la persona que no se ha identificado otra vivienda; y
- Certificación personal u otra documentación que evidencia que no cuenta con los recursos financieros y las redes de apoyo para obtener otra vivienda permanente.

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<p>Sin embargo, bajo ninguna circunstancia se negará acceso inmediato a un individuo o familia a un albergue o se negarán otros servicios de vivienda por falta de documentación que certifique la elegibilidad de un participante al momento de ser atendido. Tampoco se pedirá documentación adicional como: Identificación, evidencia que certifique residencia legal, ingresos o empleo, plan médico, certificado de salud, certificado de antecedentes penales, y certificado de servicios de desintoxicación como requisito inicial para que el solicitante pueda acceder y recibir servicios relacionados con vivienda.</p>		

### C. COORDINACIÓN DE SERVICIOS

Los programas de asistencia dirigidos a personas sin hogar deben funcionar como redes de apoyo, cuyas responsabilidades incluyen la promoción del acceso y la utilización efectiva de los servicios por las personas sin hogar. Las entidades deben coordinar e integrar, en la medida de lo posible, sus recursos financiados por ESG con otros programas que sirven a personas sin hogar o en situación de riesgo de perder su hogar dentro de su Área de servicio.

Los estándares mínimos para la conexión y coordinación con otros recursos consisten en ayudar a cada participante a obtener, en el caso que aplique, servicios de apoyo adecuados incluyendo:

- Vivienda permanente
- Tratamiento médico
- Servicios de salud mental
- Consejería

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<ul style="list-style-type: none"> <li>• Supervisión</li> <li>• Otros servicios necesarios para una vida independiente.</li> </ul> <p>Esto dependerá de la elegibilidad del participante y los componentes de servicio ESG para los cuales la entidad recibe fondos.</p> <p>Otros tipos de asistencia gubernamental y/o privada disponibles con los que se debe conectar a los participantes para promover la estabilidad en vivienda incluyen:</p> <ul style="list-style-type: none"> <li>• Medicaid</li> <li>• Seguro médico del estado</li> <li>• Programa de Asistencia Nutricional Suplementaria</li> <li>• Women, Infants and Children (WIC)</li> <li>• Head Start</li> <li>• Programa de Seguro de Desempleo Federal-Estatal</li> <li>• Seguro de Incapacidad del Seguro Social (SSDI)</li> <li>• Programa de Alimentos para el Cuidado de Niños y Adultos</li> <li>• Programas dirigidos a Veteranos</li> <li>• Otras asistencias disponibles</li> </ul> <p>De igual manera, las actividades financiadas por fondos ESG (principalmente Albergues de Emergencia) se deben coordinar e integrar con los servicios y actividades que ofrecen los gobiernos municipales. Además, se debe establecer coordinación con las agencias y sectores agrupados bajo el Concilio Multisectorial en Apoyo a la Población sin Hogar, según establecido mediante la Ley Núm. 130-2007, Ley para crear el Concilio Multisectorial en Apoyo a la Población sin Hogar. Las agencias y sectores representados son:</p> <ul style="list-style-type: none"> <li>• Departamento de la Familia</li> <li>• Departamento del Trabajo y Recursos Humanos</li> <li>• Departamento de Educación</li> <li>• Departamento de Corrección y Rehabilitación</li> </ul>		

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- Policía de Puerto Rico
- Oficina del Comisionado de Asuntos Municipales (OCAM)
- Coalición de Servicios a las Personas sin Hogar
- Empresas privadas representadas

**D. POLÍTICAS PARA ELIMINAR BARRERAS**

Las entidades deberán cumplir con requisitos de no discriminación, igualdad de acceso y alcance afirmativo, además de estándares para eliminar barreras en la entrada y provisión de servicios dirigidos a personas sin hogar. Los estándares mínimos incluyen:

**1. NO DISCRIMINACIÓN 24 CFR 6.4**

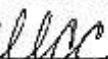
Las entidades deben asegurarse de que el uso de las instalaciones, la asistencia y los servicios están disponibles para todos, basados en la no discriminación. Ninguna persona será excluida de participar, se le negarán beneficios o estará sujeto a discriminación bajo cualquier programa o actividad financiada, en su totalidad o en parte, por fondos del gobierno federal por motivos de raza, color, religión, género, orientación sexual, edad, origen nacional, estatus migratorio, ascendencia, estado civil, discapacidad física o mental, porque la persona recibe asistencia pública estatal o federal o porque el individuo o familia es de un municipio diferente al que busca la asistencia.

**2. IGUALDAD DE ACCESO (*Equal Access Interim Rule*)**

La determinación de elegibilidad se realizará de acuerdo con los requisitos de elegibilidad provistos para cada programa por HUD. Las opciones de vivienda se pondrán a disposición sin importar la orientación sexual real o percibida, identidad de

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género o estado civil. La ubicación de los participantes se determinará de acuerdo con la identidad de género con que se autoidentifique cada solicitante u ocupante, sin importar el sexo asignado al nacer u otros factores. Ningún dueño o administrador de una propiedad financiada con asistencia de HUD o entidad que reciba fondos de HUD puede indagar sobre la orientación u identidad de género de un solicitante o participante con el propósito de determinar la elegibilidad para recibir el servicio de vivienda. Ninguna agencia será eximida de esta reglamentación de HUD; no hay excepción para organizaciones de base de fe que reciben fondos de ESG.

Un albergue podrá preguntar por la orientación sexual o identidad de género de un participante solo cuando se refiere directamente a los áreos para dormir y/o baños compartidos, o para determinar el número de habitaciones que una familia pudiera utilizar.

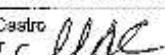
Un albergue que recibe fondos ESG para las operaciones y/o servicios esenciales, y que sirve a las familias, no puede discriminar a base de su estado civil o preferencia sexual. Los albergues deben servir a los participantes elegibles, independientemente de si 1) los padres están casados, o 2) los padres son una pareja lesbiana, gay, o bisexual. No se acepta ninguna excepción.

**3. ACCESO AFIRMATIVO 24 CFR 576.407 (b)**

Los subrecipientes de fondos ESG deben dar a conocer y promover que el uso de las instalaciones, la asistencia y los servicios están disponibles para todas las personas de forma no discriminatoria. Las entidades deben tomar medidas apropiadas para asegurar una comunicación efectiva con las personas y promover información en la

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<p style="text-align: center;">comunidad sobre la ubicación de servicios, tipos de asistencia, accesibilidad para personas con discapacidad.</p>		
<p><b>4. SERVICIO CENTRADO EN LA PERSONA</b></p> <p>Servicio centrado en la persona se define como aquel servicio en el que el participante toma un rol activo en la identificación y priorización de sus necesidades de apoyo y servicios, y en el proceso de toma de decisiones en cuanto a los mismos. El manejador de caso o personal de la entidad que brinda el servicio directo debe servir como facilitador o guía del proceso. Sin embargo, como estándar mínimo se requiere que el participante sea quien determine en última instancia el tipo de servicio o apoyo que necesita. Brindar servicios desde un acercamiento centrado en la persona, promueve que el participante se apodere de su proceso de manera más proactiva.</p> <p><b>5. REDUCCIÓN DE BARRERAS</b></p> <p>Los individuos y familias que solicitan servicios relacionados con vivienda no serán excluidos de la asistencia debido a barreras percibidas, incluyendo, pero no limitado a, la falta de identificación personal, tarjeta de seguro social, empleo o ingreso, el consumo de drogas o alcohol, tener antecedentes penales o falta de plan médico, evidencia que certifique residencia legal, ingresos o empleo, falta de plan médico, certificado de salud. Los programas de vivienda reducirán sus barreras de evaluación en colaboración con el proceso coordinado de entrada una vez este sea establecido por los CoC. Se podrán considerar excepciones en caso de enfermedades contagiosas por aire (Ejemplo: tuberculosis) que puedan afectar la salud de los otros participantes que reciben servicio en la entidad.</p>		

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**6. ENFOQUE HACIA VIVIENDA PRIMERO**

Vivienda Primero es un modelo que ofrece a los individuos y familias sin vivienda acceso inmediato a vivienda permanente asequible sin requisitos clínicos, tales como: completar un tratamiento o evidenciar sobriedad, y con requerimientos mínimos para el ingreso. Vivienda Primero obtiene altos niveles de retención de vivienda, bajos retornos de personas a estar sin hogar, y reducciones significativas en el uso de servicios de crisis y en instituciones. Los estándares mínimos de Vivienda Primero incluyen los siguientes principios:

- a. La falta de vivienda es ante todo una crisis de vivienda y se puede abordar a través de la provisión de viviendas seguras y asequibles.
- b. Todas las personas sin hogar, independientemente de su historial de vivienda y la duración de la falta de vivienda, pueden lograr la estabilidad en vivienda permanente. Algunos pueden necesitar apoyo por un breve período de tiempo, mientras que otros pueden necesitar apoyo más intensivo y a largo plazo.
- c. Todo el mundo está "listo para tener vivienda". La sobriedad, al cumplimiento con determinado tratamiento o incluso la ausencia de historial criminal no son necesarios para tener éxito en la vivienda. Más bien, los programas de vivienda y los proveedores de vivienda deben estar "listos para atender a los participantes".
- d. Muchas personas experimentan una mejoría en su calidad de vida, en las áreas de salud, salud mental, uso de sustancias y empleo, como resultado de tener una vivienda.
- e. Las personas sin hogar tienen derecho a la autodeterminación y deben ser tratadas con dignidad y respeto.

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<p>f. La combinación exacta entre vivienda y servicios depende de las necesidades y preferencias de las personas.</p>		

#### **E. ACTIVIDADES RELIGIOSAS 24 CFR 576.400**

Los estándares mínimos relacionados con actividades basadas en la fe son:

1. Los proveedores que reciben fondos ESG no deben llevar a cabo actividades intrínsecamente religiosas como parte de los programas o servicios financiados por ESG. Tales actividades deben ser ofrecidas por separado de los programas y servicios financiados por ESG.
2. Una organización de base de fe que recibe fondos ESG puede conservar su independencia y puede continuar con su misión, siempre y cuando los fondos ESG no se utilicen para apoyar las actividades religiosas.
3. Una organización que recibe fondos ESG no discriminará en contra de un participante o potencial participante por su religión o sus creencias religiosas.
4. La participación de individuos o familias en actividades religiosas tiene que ser voluntaria. Estas actividades no pueden ser parte del plan de servicio de un participante como modalidad de tratamiento formal.
5. Los fondos ESG no se utilizarán para la rehabilitación de estructuras utilizadas específicamente para actividades religiosas, pero pueden ser usados para la rehabilitación de las estructuras que se utilizan para las actividades elegibles de ESG.
6. El uso de fondos de ESG para el pago de retiros espirituales, pago de meriendas para servicios religiosos, pago de recursos para llevar a cabo actos religiosos o proveer transportación para actividades religiosas está prohibido.

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De constatar – mediante monitoría, visita ocular a la entidad y/o evidencia en documentos escritos – que la entidad está utilizando fondos de ESG para auspiciar actividades religiosas, podrá ser razón para retirar o no otorgarle los fondos correspondientes a ESG.

**F. PLAN DE SERVICIO INDIVIDUALIZADO**

Las entidades deben asegurar que a cada participante que recibe asistencia a través de fondos ESG se le diseña un plan de servicios individualizado. Este plan debe estar enfocado en la ubicación y estabilidad en vivienda permanente. Los manejadores de casos deben elaborar los planes junto al participante. El plan debe girar en torno a las metas del participante, pero enfocado hacia lograr vivienda permanente.

Los planes de servicio individualizado deben ser revisados al menos cada tres meses, excepto en el componente de *rapid re-housing* que será mensual. Sin embargo, el mismo podrá ser revisado antes, de acuerdo a la necesidad del participante.

**G. MANEJO DE EXPEDIENTES**

La creación y mantenimiento de expedientes es un aspecto importante en la administración de los proyectos de ESG. Se deben establecer y mantener expedientes con la documentación necesaria para determinar si se cumplen los requisitos de ESG. Por otro lado, la evaluación de desempeño del proyecto depende de la información sobre los servicios y actividades reportadas, y entradas al HMIS. Los estándares mínimos relacionados con los expedientes son:

1. Asregar la entrada de datos de los participantes al HMIS en un periodo máximo de 48 horas calendario. Las entidades deben asegurarse de tener personal disponible para entrar los datos.

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2. Las entidades deberán mantener los expedientes en un lugar seguro y con acceso limitado para el personal autorizado.
3. Los expedientes deben mantenerse por un periodo mínimo de 6 años a partir del último servicio.
4. Las entidades no podrán divulgar datos de un expediente a entes o agencias fuera del proyecto sin la autorización por escrito del participante; a menos que así lo permita la ley. Los participantes deberán dar su consentimiento informado para usar o compartir los datos si se utilizan para una investigación, educar e interpretación del público.
5. Verificar o certificar de forma impresa y/o electrónica que el individuo o familia es elible para participar de los servicios y/o ayuda financiera, según las categorías establecidas.
6. Si luego de hacerle la evaluación se determina que el individuo o la familia es inelegible, se debe colocar el expediente en un archivo asignado para mantener los expedientes de participantes que son evaluados y clasificados como no elegibles. Dicho expediente se mantendrá por 6 años. Los requisitos de manejo de expediente y documentación de ESG estipulan que, para cada individuo y familia no elegible para recibir asistencia de ESG, el expediente debe incluir documentación del motivo de dicha determinación (Véase 24 CFR 576.500 (d)).

Como mínimo, los expedientes de los participantes deben contener lo siguiente, según aplique al tipo de programa de asistencia:

1. Certificación o verificación de que el individuo o familia es persona sin hogar o está en riesgo de perder la vivienda
2. Formulario firmado para autorizar la divulgación de información

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<p>3. Formularios correspondientes a la admisión y la evaluación de necesidades del individuo o familia</p> <p>4. Evidencia de que el solicitante no tiene opciones de vivienda y carece de recursos suficientes para retener la vivienda</p> <p>5. Plan individualizado de servicios</p> <p>6. Evidencia de que los servicios de manejo de casos fueron provistos por lo menos mensualmente.</p> <p>a. Se deben registrar todos los acercamientos realizados con cada participante y entrar la información a HMIS.</p> <p>7. Cantidad y tipo de servicios esenciales provistos</p> <p>8. Evidencia de referidos para obtener servicios y recursos básicos</p> <p>9. Re-avalúo de elegibilidad</p> <p>10. Notificación por escrito de que los servicios fueron terminados de acuerdo con 24 CFR 576.402 y/o 24 CFR 578.91.</p> <p>Para los participantes bajo el componente <b>Alcance en la Calle</b>:</p> <p>1. Se requiere que todas las entidades bajo ESG que reciben fondos para ofrecer Alcance en la Calle abran un expediente a cada participante en HMIS desde el primer contacto.</p> <p>2. Luego, cuando haya un compromiso de parte del participante para recibir servicios, se documentarán todos los servicios ofrecidos.</p> <p>3. Si a los 90 días de haber abierto el expediente, el individuo o familia no aparece, se podrá cerrar el expediente y dar salida en el HMIS.</p>		

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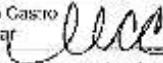
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**Para los participantes bajo *Albergue de Emergencia*:**

1. Para los albergues donde los participantes pasan la noche y tienen que salir por la mañana, la documentación se debe obtener cada noche.
2. Para los albergues diurnos se debe documentar la entrada y salida de los participantes cada día.
3. Si los participantes del programa pueden permanecer más de una noche, entonces la documentación debe ser obtenida en la primera noche que pasa en el albergue.
4. Evaluación visual relacionada con la pintura a base de plomo.
5. Luego de la entrevista inicial, los participantes del programa se volverán a evaluar según el caso vaya progresando o por lo menos cada treinta (30) días.

**Para los participantes bajo *Prevención y Rapid Re-Housing*:**

1. Verificación / certificación de que el participante del programa cumple con los requisitos de ingresos
2. Verificación de estándares de revisión ambiental (solo aplica para *Rapid Re-housing*)
3. Evaluación visual relacionada con la pintura a base de plomo
4. Documentación relacionada con el cumplimiento de la renta con el mercado justo y la razonabilidad de alquiler
5. Acuerdo de asistencia de alquiler firmado entre la entidad sub-recipiente y propietario
6. Contrato de arrendamiento firmado entre participante y propietario
7. Verificación de atrasos relacionados con renta de alquiler pendientes
8. Documentación de los pagos realizados a nombre del participante

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<p>9. Las notas de manejo de casos deben evidenciar las gestiones realizadas dirigidas a la auto-suficiencia del participante y ubicación en vivienda permanente. El manejo de casos en <i>Rapid Re-Housing</i> se realizará mínimo una vez al mes.</p> <p>10. El expediente debe incluir notas que verifican que se hizo el re-avalúo de elegibilidad por lo menos cada <u>3 meses para Prevención</u>, o al menos <u>1 vez al año para Rapid Re-Housing</u>.</p>		
<p><b>H. REVISIÓN AMBIENTAL</b></p> <p>A fin con la reglamentación <u>24 CFR 58</u>, las entidades deben presentar su certificado de revisión ambiental para poder operar. Esta certificación también será requerida antes de rehabilitar, convertir o renovar un albergue o posible albergue y antes de proveer asistencia para alquiler. Las revisiones ambientales son aceptables por un periodo de cinco años. Los costos para llevar a cabo la revisión ambiental pueden ser financiados con fondos administrativos.</p>		
<p><b>I. MEDIDAS DE DESEMPEÑO ESTABLECIDAS POR HUD</b></p> <p>La Ley HEARTH (2009) en el artículo 427 describe los criterios establecidos por HUD para evaluar los sistemas que proveen asistencia relacionada con vivienda para personas sin hogar. El propósito de establecer estos criterios es fomentar el uso eficiente de los servicios dispuestos para las personas sin hogar, mejorando así la coordinación e integración de las ayudas disponibles, y fomentando la medición de progreso y éxito de las organizaciones subvencionadas. El buen desempeño de las entidades subvencionadas por fondos ESG estará sujeto al cumplimiento de las medidas establecidas por HUD para</p>		

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cada componente de servicio. Los estándares relacionados con las medidas de desempeño por componente se detallan más adelante en este documento<sup>5</sup>.

**J. POLÍTICA DE TERMINACIÓN DE ASISTENCIA**

Se podrá terminar la asistencia a un participante de ESG si ésta viola los requisitos del Programa<sup>6</sup> o si deja de cumplir con los requisitos de elegibilidad (ej: cambios en el ingreso).

Sin embargo, la terminación de asistencia debe ocurrir solamente en los casos más severos y después que otras medidas remediativas hayan sido consideradas. La terminación de asistencia debe llevarse a cabo mediante un proceso formal que reconozca los derechos del participante siguiendo el debido proceso de ley ([24 CFR 576.402](#)).

Las entidades deben hacer una distinción entre la terminación de asistencia para la vivienda y la terminación de otros servicios complementarios (ej: manejo de casos, mediación, asesoría legal). En los casos en que el individuo o la familia reciban otros servicios complementarios a la asistencia para la vivienda, la terminación de asistencia para la vivienda no necesariamente implica la terminación de los demás servicios complementarios. Esto, siempre y cuando el individuo o la familia continúen siendo elegibles para recibir dichos servicios complementarios y que los mismos estén vinculados con la estabilización u obtención de una nueva vivienda.

La terminación de asistencia no necesariamente impide que una entidad pueda volver a ofrecer en un futuro los mismos servicios complementarios y/o asistencia para la vivienda

<sup>5</sup> El Departamento de la Familia, en acuerdo con los CoC's, se reserva el derecho de revisar y/o modificar las medidas de desempeño anualmente.

<sup>6</sup> Rehusarse a recibir tratamiento de salud mental, uso de sustancias y/o rehuir participar de actividades religiosas, no deben ser razones para la terminación de asistencia.

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dicho participante. La entidad podrá volver a ofrecer los servicios al participante siempre y cuando se cumplan las siguientes condiciones:

1. Las causas que provocaron la terminación de asistencia sean resueltas
2. El participante cumpla con los criterios de elegibilidad
3. No haya excedido el tiempo máximo de duración del servicio
4. En el caso de Prevención o *Rapid Re-Housing* que hayan pasado 3 años

Una vez esté operando el sistema coordinado de entrada (*Coordinated Entry System*), en los casos de terminación de asistencia que lo ameriten, el participante deberá ser referido a dicho sistema para una reevaluación y ubicación en algún otro servicio o programa que sea parte del CoC. Así mismo, las entidades deben tomar las medidas necesarias para coordinar con distintas agencias de gobierno según los casos de terminación de lo requieran (es altamente recomendable que las entidades desarrollen sus políticas para manejar la terminación de asistencia sin violentar la reglamentación de HUD).

**PROCESO PARA LA TERMINACIÓN DE ASISTENCIA**

La entidad deberá orientar de manera efectiva al participante sobre el proceso de terminación de asistencia y de revisión formal. Para que un proceso de terminación de asistencia sea considerado formal debe consistir mínimamente de lo siguiente:

1. Notificación escrita al participante que exprese claramente las razones de la terminación de asistencia.
2. Un procedimiento formal de revisión de la decisión en el cual el participante pueda expresar verbalmente o por escrito cualquier objeción. Este proceso de revisión debe llevarlo a cabo una persona que no sea la misma que tomó la determinación o un subordinado de esta.

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3. Emitir una notificación escrita al participante con la decisión final.

**NOTIFICACIÓN ESCRITA DE TERMINACIÓN DE ASISTENCIA**

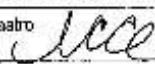
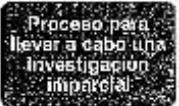
La notificación escrita de terminación de asistencia deberá incluir mínimamente lo siguiente:

1. La acción o decisión de la entidad
2. Las razones por las cuales se termina la asistencia
3. La fecha en que dicha acción o decisión es efectiva
4. El derecho de la familia o individuo a una explicación sobre la base de la decisión de la entidad
5. Los procedimientos para pedir una vista si la familia o el individuo disputa la acción o decisión
6. El tiempo límite para pedir la vista
7. A quién se dirigirá la petición para la vista
8. Una copia de los procedimientos de vista de la entidad

**PROCEDIMIENTO REVISIÓN FORMAL**

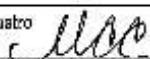
La revisión formal no puede ser realizada por la persona que tomó o aprobó la decisión bajo revisión, ni por un subordinado de dicha persona. Una petición para una revisión formal deberá ser recibida por escrito al cierre de las horas de oficina, no más tarde de diez (10) días calendario desde la fecha de la notificación emitida por la entidad. La revisión formal será programada dentro de diez (10) días calendario de la fecha de recepción de la petición. La entidad deberá notificar por escrito al participante lo siguiente:

1. La fecha y la hora de la vista
2. El lugar donde se celebrará dicha vista

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<p>3. El derecho de la familia o individuo de traer evidencia, testigos, abogados u otra clase de representación legal coetaria con su dinero</p> <p>4. El derecho a revisar cualquier documento o evidencia en posesión de la entidad, sobre la cual se ha basado la acción propuesta y pagada por la familia, obtener copias de todos los documentos antes de la vista</p> <p>El participante podrá objetar verbalmente o por escrito la decisión. Se enviará una notificación de los hallazgos de la revisión por escrito al solicitante dentro de treinta (30) días calendario después de la revisión. Esta incluirá:</p> <ol style="list-style-type: none"> <li>1. La decisión del oficial de la entidad</li> <li>2. Una explicación de las razones para la decisión</li> <li>3. El derecho del participante a iniciar un proceso judicial una vez concluya la revisión formal, si este entiende que se han violado sus derechos.</li> </ol> <p><b>K. SISTEMA DE QUERELLAS</b></p> <p>Toda entidad financiada por fondos ESG deberá tener un procedimiento para manejar reclamaciones hechas por los participantes. La política para el manejo de reclamaciones debe garantizar un proceso justo y eficiente para presentar, atender y resolver las mismas. Para fines de los proyectos subvencionados con fondos ESG, cada entidad deberá registrar por la <i>política de reclamaciones del CoC (Sistema de Cuidado Continuo)</i> al que pertenece. Por lo tanto, todo el personal de ESG debe estar al tanto de la política de reclamación del CoC al que pertenece su entidad.</p> <p>Los estándares mínimos para atender reclamaciones deben contener:</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Proceso para llevar a cabo una investigación imparcial</p> </div> <div style="text-align: center;">  <p>Proceso de Intervención</p> </div> <div style="text-align: center;">  <p>Proceso de Resolución de la situación planteada</p> </div> </div>		

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Además, los siguientes aspectos deben ser considerados a la hora de manejar un proceso de reclamación:

1. Las denuncias verbales de primera o segunda mano pueden ser consideradas una reclamación.
2. Una notificación escrita por la persona y/o denuncia documentada para manejar un reclamo o queja es considerada como una reclamación.
3. La entidad debe asegurarse de que el reclamante conozca a cabalidad el proceso para someter la reclamación, y el proceso para objetarla si no estuviera satisfecho con la resolución de la misma.
4. Si la resolución proporcionada por la organización no fue satisfactoria para el reclamante, este puede presentar su reclamo por escrito al Departamento de la Familia, al CoC al que pertenezca la entidad y/o al Concilio Multisectorial en Apoyo a la Población sin Hogar.
5. Si el reclamante no quiere que su nombre figure en cualquier documento, se protegerá su identidad.
6. Si el reclamante no está dispuesto a documentar la reclamación por escrito, algún representante del Departamento de la Familia, del CoC o del Concilio Multisectorial en Apoyo a la Población sin Hogar puede documentar lo sucedido.

Cada situación debe ser tratada con cordialidad y sensibilidad, y se documentará en el expediente con fecha, hora, nombre del programa y la naturaleza del reclamo; así como cualquier acción tomada hacia la resolución. Todas las quejas o reclamaciones que incluyan adultos o niños vulnerables deben ser entregadas inmediatamente a las autoridades correspondientes.

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**L. CONFLICTO DE INTERESES**

Según establecido por HUD (24 CFR 576.404) y el documento "Organizaciones Sin Fines de Lucro: Uso de la Propiedad y los Fondos Públicos" publicado por la Oficina del Contralor de Puerto Rico, los estándares mínimos relacionados a conflicto de intereses incluyen:

**1. CONFLICTO DE INTERESES ORGANIZACIONALES**

- a. Adoptar normas de conducta ética que apliquen a todo el personal, incluyendo al cuerpo directivo. Estas deben contener disposiciones que atiendan, entre otras, situaciones:
  - 1) Conflicto de interés, en apariencia o real
  - 2) Nepotismo<sup>7</sup>
  - 3) Favoritismo, aparente o real
- b. Se prohíbe a los empleados de la entidad participar en procesos, donde la persona o la familia de la persona, socio o cualquier organización que tenga interés financiero directo, pueda obtener beneficio de cualquier transacción financiada con fondos de este Programa.
- c. Además, se prohíbe la aceptación de remuneración, favores o cualquier pago de un contratista, consultor u otra entidad cuyos servicios sean prestados a la organización o municipio. El código debe contener disposiciones para evitar el nepotismo que aplique tanto al personal como a la Junta de directores.
- d. La entidad no puede estar a nombre del director ejecutivo de la entidad o algún miembro específico de la junta de directores de la entidad.

<sup>7</sup> Se refiere a nepotismo como: usar el poder e influencia para conceder el favoritismo a los parentales sin importar el mérito.

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<p>e. Una persona no puede ocupar las posiciones de director ejecutivo y presidente de la junta de directores en una entidad.</p> <p><b>2. CONFLICTO DE INTERESES INDIVIDUALES</b></p> <p>a. Se prohíbe a cualquier persona, en una posición de toma de decisión o que haya ocupado un puesto en la entidad, que se beneficie u obtenga provecho personal de actividades financiadas con fondos ESG. Esta exclusión debe continuar por un año adicional una vez la persona ha dejado de trabajar en la entidad. Esto aplica a cualquier persona que sea empleado, agente, miembro de la junta de directores, consultor, funcionario o funcionario electo o designado de los municipios o entidad.</p> <p>HUD puede otorgar una excepción caso a caso cuando determine que servirá para adelantar el propósito del Programa ESG y que promoverá el uso eficiente de los fondos. Al solicitar una dispensa la entidad debe proveer lo siguiente:</p> <ol style="list-style-type: none"> <li>1. Un relevo de la naturaleza del conflicto acompañado por la evidencia mostrando que se ha revelado el conflicto públicamente y una descripción de cómo se llevó a cabo el proceso.</li> <li>2. Una opinión del abogado de la entidad donde establezca que el interés para el cual solicita la excepción no violenta la ley local ni estatal.</li> </ol>		

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<p><b>VII. ESTÁNDARES POR COMPONENTE</b></p> <p><b>A. ALCANCE EN LA CALLE</b></p> <p>Los servicios de <b>Alcance en la Calle</b> están diseñados para satisfacer las necesidades inmediatas de las personas sin hogar en lugares inhóspitos, conectándolos con albergues de emergencia, vivienda y/o servicios críticos como servicios de salud. El servicio de <b>Alcance en la Calle</b> debe estar centrado en localizar, identificar y establecer relaciones con las personas sin hogar que se encuentran en la calle con el objetivo de apoyarlos en la obtención de una vivienda permanente y sostenible. Todo servicio de <b>Alcance en la Calle</b> estará acompañado de un manejo de casos.</p> <p><b>1. Participantes Elegibles</b></p> <p>Los servicios de <b>Alcance en la Calle</b> deben estar dirigidos a individuos o familias cuya situación de vivienda sea consona con las siguientes categorías:</p> <ul style="list-style-type: none"> <li>a. <b>Categorías 1.a:</b> Individuos o familias que pasan la noche en un lugar público o privado, el cual no está diseñado para ser habitado por seres humanos. Esto incluye, pero sin limitarse, automóviles, parques, edificios abandonados, estaciones de tren o de autobuses, aeropuertos o áreas de acampar.</li> <li>b. <b>Categorías 4:</b> Cualquier individuo o familia que está huyendo o intenta huir de violencia doméstica; no tiene otra residencia; y carece de recursos o redes de apoyo para obtener otra vivienda permanente.</li> </ul> <p><b>2. Servicio en la Calle</b></p> <p>Toda actividad y servicio de <b>Alcance en la Calle</b> deberá ser proporcionado directamente en la calle o en otros lugares no aptos para ser habitados por humanos. Por lo tanto, no se pagará por actividades de alcance que se lleven a cabo en</p>		

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facilidades, oficinas u organizaciones. Toda entidad que reciba fondos para ofrecer los servicios de alcance deberá ofrecer los mismos al menos tres (3) veces en semana. El itinerario de servicios será provisto en la solicitud de la propuesta. El Plan Individualizado de Servicios para los participantes debe estar enfocado en proveer alguna intervención apropiada relacionada con la obtención de vivienda.

**3. Personal de Alcance**

Las entidades deben asegurar que el personal destacado para ofrecer servicios de **Alcance en la Calle** esté debidamente adiestrado. El personal de alcance debe ser competente para identificar las necesidades y tener las destrezas para conectarse y vincularse de manera efectiva y empática con los individuos, según cada caso. Deberán estar enfocados y comprometidos en proveer asistencia inmediata, intervención y conexiones con programas de servicio para personas sin hogar y/o servicios sociales y de salud necesarios. El horario del personal de alcance debe ser flexible para que le permita responder a las necesidades de los participantes y atender los conflictos que se produzcan.

**4. Duración del Servicio**

Las entidades que reciben fondos para actividades de **Alcance en la Calle** deben proveer servicios de alcance a las personas y familias sin hogar durante el periodo que se le proporcionan los fondos ESG.

**5. MEDIDAS DE DESEMPEÑO**

Consonante con HUD, los estándares mínimos relacionados a las medidas de desempeño como parte del componente de **Alcance en la Calle** son como se detallan en la Tabla 4.

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<p style="text-align: center;"><b>Tabla 4. Medidas de Desempeño – Alcance en la Calle</b></p> <ul style="list-style-type: none"> <li>• Número de personas que recibieron los servicios</li> <li>• Número de personas que salieron del programa</li> <li>• Porcentaje de personas que se comprometieron a recibir los servicios</li> <li>• Porcentaje de personas que tuvieron un Plan Individualizado de Servicios</li> <li>• Porcentaje de personas que cumplieron con su Plan Individualizado de Servicios</li> <li>• Porcentaje de personas que aumentaron sus ingresos de cualquier fuente</li> <li>• Porcentaje de personas ubicadas en albergue de emergencia</li> <li>• Porcentaje de personas ubicadas en albergue transitorio</li> <li>• Porcentaje de personas ubicadas en vivienda permanente</li> </ul>		
<p><b>6. Actividades Elegibles</b></p> <p>La Tabla 5 muestra las actividades elegibles para los servicios de <b>Alcance en la Calle</b>.</p> <p style="text-align: center;"><b>Tabla 5. Actividades Elegibles para Alcance en la Calle</b></p> <p><b>Servicios Esenciales</b></p> <p>Los servicios elegibles y estándares mínimos para proveer servicios de <b>Alcance en la Calle</b> son:</p> <ul style="list-style-type: none"> <li>→ <b>Servicios de "Engagement"</b> – Estos servicios consisten en actividades para localizar, identificar, establecer relaciones con personas sin hogar con el propósito de proveer servicios de apoyo inmediato, intervención y referido a programas de ayuda para personas sin hogar, servicios sociales fundamentales y vivienda. Se considera que hay <i>engagement</i> cuando un individuo o familia se compromete a recibir los servicios que ofrece el programa. Las actividades elegibles como parte del "engagement" consisten de: <ul style="list-style-type: none"> <li>• Comimiento de elegibilidad y evaluación de necesidades</li> <li>• Servicios de intervención en crisis</li> <li>• Atender necesidades de salud física crítica</li> </ul> </li> </ul>		

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- Proveer alimentación

- Ropa, sábanas, artículos de aseo personal

- Refugios

⇒ **Manejo de Casos** – Las actividades de manejo de casos deben consistir en evaluar las necesidades de vivienda y de servicios, organizar, coordinar y supervisar la prestación de servicios individualizados para satisfacer las necesidades del participante. Los servicios elegibles y actividades son los siguientes:

- Evaluación integrada según lo establezca el CoC

- Evaluación inicial, incluyendo la verificación y documentación de elegibilidad

- Consejería

- Coordinación de los servicios para obtener beneficios tanto federales como estatales

- Monitorear y evaluar el progreso de los participantes

- Desarrollar un plan individualizado de vivienda y servicios, dirigido hacia la obtención de una vivienda permanente y estable.

⇒ **Servicios de Salud de Emergencia** – Las actividades relacionadas con salud de emergencia son elegibles en la medida en que otros servicios y tratamientos adecuados no estén disponibles o sean inaccesibles en la comunidad. Esto incluye el tratamiento de salud ambulatorio provisto por profesionales de la salud que puedan trabajar en ambientes comunitarios, tales como: calles, parques, campamentos, etc. Entre los costos elegibles se consideran:

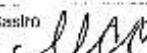
- Evaluar la condición de salud y desarrollar un plan de tratamiento

- Ayudar al participante a entender sus necesidades de salud

- Proveer tratamiento médico de emergencia y servicios de seguimiento

- Proveer medicamentos

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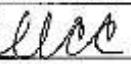
⇒ **Servicios de Emergencia de Salud Mental** – Los servicios de salud mental son actividades elegibles en la medida en que otros servicios y tratamientos adecuados no estén disponibles o sean inaccesibles en la comunidad. El tratamiento debe ser ofrecido por un profesional con licencia para tratar condiciones de salud mental y que pueda ofrecer los servicios en ambientes comunitarios, tales como: calles, parques, etc. Los servicios de salud mental consisten en intervenciones de índole terapéutica, problemas personales, familiares o laborales, con el fin de solucionar el problema o mejorar las circunstancias tanto personales como familiares. Los tratamientos elegibles son:

- Intervenciones en crisis
- Prescripción de medicamentos psicotrópicos
- Orientaciones sobre el uso y manejo de medicamentos
- Combinaciones de enfoques terapéuticos para enfrentar múltiples problemas

⇒ **Transportación** – Los gastos de viaje elegibles son los incurridos por el personal de servicio de alcance (trabajadores sociales, médicos, profesionales de la salud u otros proveedores de servicio) para prestar el servicio directo contemplado en la reglamentación. Estos incluyen:

- Gastos para transportar a los participantes a lugares de servicios, tratamiento, albergue, vivienda u otra facilidad de servicio
- El costo de transporte público de los participantes
- El pago de millaje al personal de servicios mientras utiliza su vehículo privado para prestar el servicio directo contemplado en la reglamentación
- La compra o alquiler de vehículos para transportar al personal de servicio o participantes elegibles
- El costo de gasolina, seguros, impuestos y mantenimiento del vehículo

⇒ **Servicios para poblaciones especiales 24 CFR 670.101 (a)(6)** – Los fondos de Alcance en la Calle pueden ser utilizados para servir a poblaciones con necesidades especiales de acuerdo con la definición de la reglamentación de HUD (jóvenes, víctimas de violencia doméstica, personas con VIH/SIDA, víctimas de violación, acoso, etc.).

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<p><b>B. ALBERGUE DE EMERGENCIA</b></p> <p>Por <b>Albergue de Emergencia</b> se entiende cualquier instalación utilizada principalmente para proveer servicios de albergue temporal para personas sin hogar o poblaciones específicas sin hogar. Las casas financiadas por ESG no podrán ser reportadas bajo ningún otro fondo federal. Bajo <b>Albergue de Emergencia</b> no se puede requerir que los ocupantes firmen un contrato o acuerdos de ocupación para recibir servicios. Tampoco se cobrará cargo económico alguno a individuos o familias que participen de los servicios de <b>Albergue de Emergencia</b>.</p> <p><b>1. Participantes Elegibles</b></p> <p>Los servicios de <b>Albergue de Emergencia</b> deben estar dirigidos a individuos o familias cuya situación de vivienda sea consona con las siguientes categorías:</p> <ul style="list-style-type: none"> <li>• <b>Categoría 1:</b> literalmente sin hogar</li> <li>• <b>Categoría 2:</b> en riesgo inminente de perder su hogar</li> <li>• <b>Categoría 3:</b> persona sin hogar bajo otros estatutos federales</li> <li>• <b>Categoría 4:</b> huyendo/intentando huir de violencia doméstica</li> </ul> <p>Los fondos de <b>Albergue de Emergencia</b> pueden ser utilizados para servir a poblaciones con necesidades especiales de acuerdo con la definición de la reglamentación de HUD (jóvenes, víctimas de violencia doméstica, personas con VIH/SIDA, víctimas de violencia, acoso, etc.). Solamente las entidades que tengan un historial documentado de servir efectivamente a estas poblaciones podrán acceder a estos fondos. Las protecciones básicas establecidas a través del <i>Violence Against Women Act (VAWA)</i> aplican a las unidades de albergue de emergencia subvencionadas a través de ESG.</p>		

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Los proveedores de servicio de **Albergue de Emergencia** para familias no podrán denegar la admisión utilizando como criterio que haya menores de 18 años. De no haber espacios disponibles en el **Albergue de Emergencia**, la entidad podrá utilizar los fondos para vales de hotel o motel para el individuo o la familia hasta un período máximo de 30 días.

Los albergues de emergencia deben asegurarse de siempre tener una persona adiestrada que pueda hacer la entrada de los participantes e ingresar los datos a HMIS. La entrada de los datos debe hacerse en un período de 48 horas calendario.

**2. Ambiente del Albergue**

Las entidades, a través de su personal de servicio, deberán proveer un ambiente acogedor, seguro, cómodo, con respeto y dignidad para todos los participantes sin importar su procedencia. La ubicación de los participantes se determinará de acuerdo con la identidad de género con que se autoidentifique cada solicitante u ocupante, sin importar el sexo asignado al nacer u otros factores.

**3. Operación de Albergue**

Los fondos ESG podrán ser utilizados para mantenimiento (incluyendo reparaciones menores o rutinarias), alquiler, seguridad, servicios de agua y energía eléctrica, equipos, seguros, alimentos, mobiliario y materiales necesarios para la operación del albergue. Las actividades de mantenimiento:

- No añaden valor al edificio/propiedad
- No prolongan considerablemente la vida útil del edificio/propiedad
- No adaptan el edificio/propiedad para nuevos usos.

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Algunos ejemplos de actividades de mantenimiento podrían incluir actividades, tales como: sellado de un lecho que golea, arreglo de tubo roto, reemplazo de una veranda rota, arreglo de grieta en una acera, tapar hoyos en estacionamiento y la reparación de partes de una verja. De tener que recurrir en gastos significativos, debe consultar primero al DF para obtener la autorización.

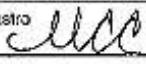
**4. Vivienda Primero**

Todas las entidades que reciben fondos ESG deben seguir los principios del modelo de Vivienda Primero. Bajo este modelo, los participantes deben tener acceso a una vivienda permanente con la mayor agilidad posible. Las entidades que reciben fondos para **Albergue de Emergencia** deben documentar que sus participantes están recibiendo algún tipo de servicio coordinado conducente a la obtención de vivienda permanente.

**5. Diferidos**

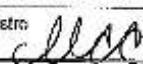
Los programas de desviación de albergues son identificados por la *National Alliance to End Homelessness* como una práctica de prevención dirigida a personas que buscan entrar en un albergue. Esta práctica ayuda a individuos o familias que buscan albergue a identificar vivienda alternativa (como quedarse con amigos o familiares) en lo que se encuentra la vivienda más estable disponible. También permite conectar a individuos o familias con servicios y asistencia financiera para ayudarles a regresar a una vivienda permanente. Los casos diferidos tienen el potencial de reducir la demanda en los albergues de emergencia retrasando la entrada o evitando el tiempo de estadia por completo. Además, puede reducir el estrés y el trauma que la entrada a un albergue pueda causar en la vida cotidiana de un individuo o familia.

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<p><b>6. Referidos</b></p> <p>Los participantes que son ubicados en <b>Albergues de Emergencia</b> deben tener acceso a los servicios esenciales elegibles bajo el componente, ya sea mediante la prestación directa de servicios por parte de las entidades y/o referidos a otros recursos y proveedores de servicios.</p> <p><b>7. Duración del Servicio</b></p> <p>La estancia prolongada en albergues de emergencia se debe evitar en la medida de lo posible. El tiempo promedio que un participante debe permanecer en un <b>Albergue de Emergencia</b> no debe exceder de 90 días sin que se haya ubicado en vivienda permanente. Las entidades deben re-evaluar a los participantes del <b>Albergue de Emergencia</b>, de forma continua, para agilizar el tiempo en que se pueda ubicar en vivienda permanente.</p> <p>Se dejará de ofrecer servicios de <b>Albergue de Emergencia</b> a los participantes en caso de que estos decidan salir o cuando han obtenido con éxito una vivienda segura y permanente. Se recomienda a los proveedores de servicios de albergue no concluir los servicios a individuos y familias que no han obtenido una vivienda permanente.</p> <p>Una vez cada CoC haya desarrollado y adoptado su sistema de entrada coordinada, los programas de albergues de emergencia están obligados a trabajar estrechamente con los sistemas coordinados de entrada de las entidades para asegurar que los participantes se refieren a los recursos de vivienda más apropiados, incluyendo, pero no limitados a <i>Rapid Re-Housing</i> y Vivienda Permanente [24 CFR 576.400 (d)].</p>		

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<p><b>8. Separación Involuntaria de la Familia 24 CFR 576.102 (B)</b></p> <p>Cualquier grupo de personas que se presentan juntos para recibir servicios relacionados a vivienda y se identifican como una familia, independientemente de la edad o de la relación u otros factores, se tienen que considerar como una familia y deben ser servidos juntos como tal.</p> <p>Además, cualquier albergue que recibe fondos bajo ESG, incluyendo las organizaciones de base de fe, no pueden discriminar a un grupo de personas que se presenta como familia basado en su composición familiar (por ejemplo, adultos y niños o solo adultos), la edad de cualquier miembro de la familia, el estado de Incapacidad de algún miembro de la familia, el estado civil, orientación sexual percibida o real, o identidad de género. La edad y el sexo de un niño menor de 18 años no deben ser utilizados como base para denegar la admisión de cualquier familia a cualquier albergue que recibe fondos ESG.</p>		
<p><b>9. Seguridad y Protección 24 CFR 576.403 (B)</b></p> <p>Las entidades que proveen servicios de <b>Albergue de Emergencia</b> deben crear políticas y procedimientos que proporcionen un ambiente seguro para los participantes de los albergues y el personal. Todos los participantes deben ser informados sobre medidas de seguridad básicas del albergue. El personal a cargo debe conocer las medidas de seguridad, reglas del albergue y protocolos a seguir en caso de una emergencia.</p> <p>Cualquier <b>Albergue de Emergencia</b> que recibe asistencia para las operaciones del albergue también debe cumplir con estándares mínimos de seguridad, sanidad, y de privacidad. Los estándares mínimos incluyen, pero no se limitan a:</p>		

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- a. **Estructura y materiales:** Los edificios tienen que estar estructuralmente firmes, de manera que no representen una amenaza a la salud y a la seguridad de los ocupantes, protegiendo a los residentes de cualquier peligro o amenaza. Cualquier renovación (incluyendo rehabilitación mayor y transformación) llevada a cabo con la ayuda de ESG debe considerar productos certificados como Energy Star y Water Sense.
- b. **Acceso:** Los albergues tienen que ser accesibles y con capacidad para ser utilizados sin tener que acceder al mismo a través de otra unidad. Los edificios han de proveer medios alternos para salir en caso de fuego.
- c. **Espacio y seguridad:** Excepto aquellos albergues diseñados solo para uso durante el día, todo albergue debe proveer a cada residente espacio adecuado y seguridad tanto para ellos como para sus pertenencias. Cada participante debe tener una cama con sábanas limpias.
- d. **Calidad del aire:** El aire interior debe estar libre de contaminantes que pudiera poner en peligro o perjudicar la salud de los participantes. Cada habitación o espacio ha de ser provisto con ventilación natural o mecánica. Las estructuras han de estar libres de contaminantes en el aire que puedan representar una amenaza a la salud de los residentes.
- e. **Suministro de agua:** El suministro de agua en el albergue debe estar libre de contaminación.
- f. **Instalaciones sanitarias:** Cada participante debe tener acceso a instalaciones sanitarias que se encuentren en condiciones óptimas de operación, sean privadas, y adecuadas para el aseo personal.

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g. **Ambiente Termal:** La vivienda ha de tener equipo adecuado para calefacción o enfriamiento de la unidad.

h. **Iluminación y electricidad:** El albergue ha de tener iluminación adecuada ya sea natural o artificial. Dicha iluminación debe permitir llevar a cabo actividades en el interior del albergue y apoyar la salud y seguridad de los residentes. Además, debe tener la capacidad eléctrica suficiente para permitir el uso de enseres eléctricos sin causar peligros y riesgos de fuego.

i. **Preparación de alimentos:** Si hay áreas para la preparación de alimentos, han de contener suficiente espacio y equipo para guardar, preparar y servir alimentos de manera sanitaria.

j. **Las condiciones sanitarias:** El albergue debe estar en condiciones que no representen una amenaza a la salud del participante.

k. **La seguridad contra incendios:** El albergue debe cumplir con las siguientes condiciones:

- 1) Tener al menos un detector de humo (de batería o alambrado) en condiciones apropiadas para su funcionamiento, en cada nivel de la unidad. En cuanto a seguridad contra incendios, cada unidad ha de tener al menos un detector de humo, en condiciones apropiadas para su funcionamiento, en cada nivel de la unidad. Los detectores han de estar colocados en los pasillos contiguos a las habitaciones. Si la unidad está ocupada por una persona con problemas de audición, los detectores han de tener un sistema de alarma diseñado para personas con impedimentos auditivos en cada habitación ocupada por una persona con problemas de audición.

<p style="text-align: center;">Gobierno de Puerto Rico Departamento de la Fanaria Secretaría Auxiliar de Planificación e Informática Programa de Soluciones de Emergencia (ESG)</p> <p style="text-align: center;"><b>MANUAL DE ESTÁNDARES PARA LA ADMINISTRACIÓN DE LOS FONDOS ESG</b></p>		
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<p>2) Las áreas públicas de todo albergue han de estar equipadas con detectores de humo; un número suficiente pero no menos de uno para cada área. Las áreas públicas incluyen pero no se limitan al "laundry", área de cuidado de niños, pasillos, escaleras y otras áreas comunes.</p> <p><b>10. <u>Medidas de Desempeño</u></b></p> <p>Consonante con HUD, los estándares mínimos relacionados a las medidas de desempeño como parte del componente de <b>Albergue de Emergencia</b> son como se detallan en la Tabla 6.</p> <p><b>Tabla 6. <u>Medidas de Desempeño – Albergue de Emergencia</u></b></p> <ul style="list-style-type: none"> <li>• Número de personas que ingresó en albergue de emergencia</li> <li>• Número de personas que salieron del programa</li> <li>• Porcentaje de personas que tuvieron un plan individualizado de servicios</li> <li>• Porcentaje de personas que cumplieron con su plan individualizado de servicios</li> <li>• Porcentaje de personas que aumentaron sus ingresos de cualquier fuente</li> <li>• Porcentaje de personas que ingresaron en vivienda transitoria</li> <li>• Porcentaje de personas que permanecieron en el albergue por menos de tres meses</li> <li>• Porcentaje de personas que permanecieron en el albergue por más de tres meses</li> <li>• Porcentaje de personas ubicadas en vivienda permanente</li> <li>• Porcentaje de utilización de camas</li> </ul> <p>La Tabla 7 muestra las actividades elegibles para los servicios de <b>Albergue de Emergencia</b>.</p>		

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Tabla 7. Actividades Elegibles para el Albergue de Emergencia

## SERVICIOS ESENCIALES

Los siguientes servicios son elegibles como parte del componente de **Albergue de Emergencia**:

⇒ **Manejo de Casos** – Las actividades relacionadas al manejo de caso deben estar dirigidas a la evaluación de necesidades de vivienda y de servicios, organizar, coordinar y supervisar la prestación de servicios individualizados para satisfacer las necesidades del participante. Los servicios y actividades elegibles son las siguientes:

- o Evaluación inicial, incluyendo verificar y documentar la elegibilidad
- o Consejería
- o Desarrollar y coordinar servicios para obtener beneficios tanto federales como estatales
- o Monitorear y evaluar el progreso de los participantes
- o Proveer una evaluación de riesgo y un plan de seguridad para aquellas víctimas de violencia doméstica, abuso sexual, y acoso.
- o Desarrollar un plan individualizado de vivienda y servicios, dirigido hacia la vivienda permanente.

⇒ **Cuido de niños** – Las actividades de cuidado son elegibles siempre y cuando los niños sean menores de 13 años o aquellos con discapacidades que podrán recibir el servicio hasta los 18 años. Los centros de cuidado deben estar licenciados por el Departamento de la Familia. Los costos elegibles son:

- o Guardería
- o Meriendas y comidas
- o Actividades para el desarrollo de los menores

⇒ **Servicios de Educación** – Los servicios elegibles de educación son actividades dirigidas a la enseñanza y aprendizaje para que los participantes mejoren su capacidad para obtener y mantener una vivienda, recibir educación en salud, prevención de uso problemático de sustancias, alfabetización, y preparación para

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el GED (*General Educational Development Test*) y diversas habilidades para la vida. Los costos elegibles son:

- Educación en Salud
- Prevención de uso de sustancias
- Inglés
- Cursos para obtener el cuarto año

⇒ **Asistencia en el empleo y adiestramiento** – Los costos para la asistencia relacionada con empleo y los programas de capacitación laboral son elegibles, incluyendo cursos presenciales y/o en línea; formación relacionada con el espacio de trabajo; y servicios para ayudar a las personas a obtener empleo; adquirir habilidades de aprendizaje y/o aumentar el potencial de ingresos. Las destrezas de aprendizaje incluyen aquellas destrezas que pueden usarse para asegurar y retener un trabajo, incluyendo la adquisición de licencias vocacionales y / o certificados. Los servicios para asistir en la obtención de empleo consisten en: pruebas vocacionales, adiestramiento para la búsqueda de empleo, adiestramiento y tutorías especiales, libros y material didáctico, asesoramiento laboral y referidos a los recursos de la comunidad.

⇒ **Servicios ambulatorios de salud** – Los gastos elegibles son para tratamiento ambulatorio de condiciones médicas y deben ser provistos por profesionales médicos con licencia. Los fondos ESG solamente pueden ser utilizados para servicios de salud siempre y cuando los mismos estén inaccesibles o no estén disponibles en el área de servicio. Los fondos pueden ser utilizados para servicios de salud de emergencia tales como:

- Evaluar la condición de salud y desarrollar un plan de tratamiento
- Ayudar al participante a entender sus necesidades de salud
- Proveer tratamiento médico de emergencia y de seguimiento
- Proveer medicamentos
- Proveer servicios dentales preventivos y no cosméticos

⇒ **Servicios Legales** – Los fondos pueden ser utilizados para contratar un abogado (pago por hora) para prestar servicios de asesoramiento legal para garantizar el

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participante el derecho a obtener o mantener una vivienda. Si la organización tiene un abogado como parte de su personal podrá subvencionar el salario de este. No se podrán pagar servicios legales relacionados a inmigración, ciudadanía e hipotecas. No se podrán pagar gastos por adelantado ni contingentes. Los criterios para ofrecer los servicios legales serán los siguientes:

- o El programa provee hasta \$500.00 de costos de abogados (la facturación deberá ser por hora de servicio prestada)
- o Los servicios legales estarán relacionados con:
  - Manutención
  - Custodia
  - Paternidad
  - Emancipación
  - Separación
  - Órdenes de protección
  - Remedios civiles para poblaciones con necesidad especial
  - Apelaciones de veteranos
  - Reclamaciones por beneficios gubernamentales denegados
  - Órdenes de arresto
- ⇒ **Destrezas de Vida** - Estos servicios están dirigidos a ayudar al participante a funcionar de manera independiente en la comunidad. Las actividades para proveer destrezas de vida a los participantes podrán ser costeados con los fondos ESG. Las actividades elegibles son:
  - o Manejo de presupuesto
  - o Manejo del hogar
  - o Manejo de conflictos
  - o Compra de alimentos y artículos de primera necesidad
  - o Nutrición
  - o Transportación Pública
  - o Paternidad/maternidad responsable

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⇒ **Salud Mental** – Los servicios de salud mental son intervenciones terapéuticas dirigidas a problemas personales, familiares o laborales, con el fin de solucionar el problema o mejorar las circunstancias tanto personales como familiares. El servicio debe ser provisto por un profesional con licencia para trabajar condiciones de salud mental. Los fondos ESG podrán ser utilizados para estos fines en la medida en que los servicios de salud mental adecuados no estén accesibles o disponibles en la comunidad. Las actividades elegibles son:

- Intervención en crisis
- Prescripción de medicamentos psicotrópicos
- Orientaciones sobre el uso y manejo de medicamentos
- Orientaciones sobre combinaciones de enfoques terapéuticos para enfrentar múltiples problemas.

⇒ **Tratamiento uso problemático de sustancias** – Estos servicios deberán estar diseñados para prevenir, reducir, eliminar y evitar recaídas (recaídas) relacionadas con el uso problemático de sustancias. Los servicios deben ser provistos por profesionales licenciados o certificados. Estos servicios solamente pueden ser provistos con fondos ESG siempre y cuando los mismos estén inaccesibles o no estén disponibles en el área de servicio. Las actividades elegibles son:

- Admisión y evaluación del participante
- Tratamientos ambulatorios hasta 30 días
- Consultería individual y grupal
- Pruebas de dopaje.

**Los gastos de hospitalización para tratamientos de desintoxicación de drogas y alcohol son inelegibles.**

⇒ **Transportación** – Las actividades elegibles consisten en los costos de transporte de los viajes de un participante hacia y desde la asistencia médica, empleo, cuidado de niños u otras instalaciones de servicios esenciales elegibles. Las categorías de gastos elegibles de transporte incluyen:

- El costo de trasportación pública de los participantes.

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- El pago de millaje al personal de servicios mientras utilice su vehículo privado para prestar el servicio directo contemplado en la reglamentación (se sugiere como herramienta la calculadora de DTOP)
- La compra o alquiler de vehículos para transportar al personal de servicio o a los participantes.
- El costo de gasolina, seguros, impuestos y mantenimiento del vehículo.

**SERVICIOS DE REHABILITACIÓN Y/O RENOVACIÓN DE FACILIDADES**

Toda renovación/rehabilitación de un albergue tiene que cumplir con los requisitos de evaluación ambiental establecidos por HUD en el 24 CFR 58. Además, la entidad que propone el proyecto deberá entregar el permiso de construcción<sup>3</sup> al Departamento de la Familia antes de comenzar las obras de renovación/rehabilitación para obtener la autorización para la liberación de fondos. Los fondos de ESG podrían cubrir la labor, materiales y otros costos necesarios para la rehabilitación o transformación de una estructura que será utilizada como un **Albergue de Emergencia**. Es requisito que el edificio sea propiedad del municipio o de la entidad sin fines de lucro que propone el proyecto.

**Periodo mínimo de uso de la estructura** – El periodo de utilización del edificio como alberge dependerá de los fondos ESG utilizados para la renovación de la estructura, en relación al costo del bien inmueble (establecido bajo tasación), según se describe en la siguiente tabla:

Rehabilitación y/o Renovación de Facilidades		
Subcomponente	Tiempo de uso requerido	Críterios
<b>Rehabilitación mayor.</b> La mano de obra, materiales, herramientas y otros costos de la mejora de los edificios, que no sean reparaciones menores o de rutina.	10 años	Rehabilitación de un albergue que supilea costos mayores al 75% del valor del edificio antes de ser rehabilitado.

<sup>3</sup> El Permiso de Construcción se puede conseguir a través de la Oficina de Gerencia de Permisos (OGPe).

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<b>Conversion</b> - un cambio en el uso de un edificio a un albergue de emergencia para personas sin hogar.	10 años	El costo de la transformación excede al 75% del valor del edificio después de la transformación.
<b>Renovación</b> - rehabilitación que implica costos del 75% o menos del valor del edificio antes de la rehabilitación.	3 años	Renovación de un albergue que excede costos de 75% o menos del valor del edificio antes de ser renovado.

En general, una actividad que agregue de forma sustancial al valor del edificio, prorroga su vida útil o lo adapte a usos nuevos sería considerada renovación o conversión. Dependiendo del costo de la renovación y valor del edificio se considerará una rehabilitación menor o una rehabilitación mayor. Las entidades que solicitan fondos para renovación, rehabilitación mayor o conversión deben:

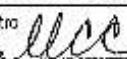
- Incluir planes para la inspección de pintura a base de plomo si se sospecha que el albergue a ser rehabilitado contiene este material peligroso y/o si fue construido antes de 1978.
- Presentar el certificado de revisión ambiental.
- Presentar Permito de Construcción.

Las actividades ineligibles relacionadas a renovación, rehabilitación y conversión son:

- Adquisición de bienes inmuebles
- Nueva construcción
- Limpieza de la propiedad para la demolición
- Administración de rehabilitación
- Capacitación del personal o actividades de recaudación de fondos asociadas con la rehabilitación
- Mantenimiento y reparación del edificio (podrían ser elegibles como parte de la operación de albergue).

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Bajo este componente se consideran los siguientes albergues:

**1. ALBERGUE DIURNO**

Los fondos de ESG pueden ser usados para **Albergues Diurnos** (los participantes no pernoctan en la facilidad) que cumplen con los criterios bajo la definición de albergue de emergencia 24 CFR 576.102. Si el propósito principal de la entidad es brindar albergue temporal a las personas sin hogar en general o a subpoblaciones específicas, y no requiere que los ocupantes firmen contratos de arrendamiento o de ocupación, el **Albergue Diurno** cumple con la definición de Albergue de Emergencia y puede ser financiado como un Albergue de Emergencia en virtud de ESG. El objetivo principal debe ser evidente en las características del albergue.

Como mínimo, las personas sin hogar deben poder permanecer en la instalación durante las horas que está abierto. Para que un **Albergue Diurno** use los fondos de ESG para servir como un Albergue de Emergencia, la entidad debe cumplir con los requisitos que se aplican a los sub-recipientes de ESG con respecto a los fondos y actividades de albergue. Solo se considerarán **Albergues Diurnos** si cumplen con lo siguiente:

- a. Cada participante debe ser evaluado para verificar la elegibilidad como persona sin hogar e identificar el tipo de asistencia y servicios que necesita. Esta evaluación debe realizarse de acuerdo con el [24 CFR 576.401 \(a\)](#).
- b. La elegibilidad de cada participante y su estatus como persona sin hogar deben ser documentados de acuerdo con los requisitos del [24 CFR 576.500 \(b\)](#).

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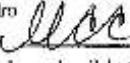
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- c. Los datos del participante y de los servicios ofrecidos deben entrarse en el HMIS local. Esto debe ser completado de acuerdo con los requisitos en 24 CFR 576.400 (f).
- d. La entidad debe seguir los estándares escritos [requeridos bajo 24 CFR 576.400 (e)] relacionados con albergues de emergencia y servicios esenciales (servicios de salud mental, trabajo social, manejo de casos, enfermería y establecer un plan de servicio dirigidos a ubicar en vivienda permanente, etc.).
- e. Los costos de servicios como manejo de casos, servicios de salud mental, trabajo social, consejería, etc. proporcionados a personas sin hogar en el albergue serán elegibles bajo servicios esenciales, siempre y cuando los costos cumplan con la regla 24 CFR 576.100 (d) y 24 CFR 576.102.
- f. Los costos de proveer lavandería o comidas en el albergue serán elegibles bajo las operaciones de Albergue de Emergencia, siempre y cuando los costos cumplan con la regla 24 CFR 576.100 (d) y 24 CFR 576.102.

## 2. ALBERGUE TRANSITORIO

Los **Albergues Transitorios** están diseñados para proveer a familias o individuos vivienda provisional y servicios de apoyo necesarios para que puedan moverse a una vivienda permanente. La cláusula de excepción de HUD, conocida como *grandfather clause*, permite que las entidades que fueron financiadas en el año fiscal 2010 puedan ser elegibles para recibir fondos de ESG para albergues transitorios.

Todas las entidades que estén amparadas bajo la *grandfather clause* deberán cumplir con los estándares mínimos que aplican a los albergues de emergencia en las siguientes áreas:

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<p>a. Participantes elegibles</p> <p>b. Ambiente del albergue</p> <p>c. Separación involuntaria de la familia<sup>9</sup></p> <p>d. Seguridad y protección</p>		
<p>Toda entidad que ha recibido fondos de ESG <b>ininterrumpidamente como Albergue Transitorio</b> desde el año 2010 podrá continuar operando bajo esta clasificación. Sin embargo, los CoC y/o el DF podrán evaluar los proyectos de albergue transitorio para determinar si el programa debe ser reasignado bajo otro componente o modelo de servicio como por ejemplo: <i>rapid rehousing</i>. Los proyectos nuevos no podrán operar como albergue transitorio.</p> <p>Los siguientes aspectos deben ser tomados en consideración al administrar fondos destinados a ofrecer servicios de <b>Albergue Transitorio</b>:</p>		
<p>a. <u>Participantes Elegibles</u></p> <p>Los servicios de <b>Albergue Transitorio</b> deben estar dirigidos a individuos o familias cuya situación de vivienda sea consona con las siguientes categorías:</p> <ol style="list-style-type: none"> <li>1) <b>Categoría 1:</b> literalmente sin hogar</li> <li>2) <b>Categoría 2:</b> en riesgo inminente de perder su hogar</li> <li>3) <b>Categoría 4:</b> huyendo/intentando huir de violencia doméstica</li> </ol> <p>Los participantes que estén bajo la <b>Categoría 3</b> (persona sin hogar bajo otros estatutos federales) podrán ser elegibles para albergue transitorio si el CoC al que</p>		
<p><sup>9</sup> Cualquier grupo de personas que se presenten juntos para recibir servicios relacionados a vivienda y se identifiquen como una familia, independientemente de la edad o de la relación (o otras factores, se tienen que considerar como familia y deben ser servidos juntos como tal [24 CFR 578, 102 (b)]).</p>		

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pertenece la entidad ha solicitado y recibido la aprobación de HUD para servir a esta población.

Los **Albergues Transitorios** deben priorizar las siguientes poblaciones:

- 1) Jóvenes que no están emancipados
- 2) Personas huyendo/intentando huir de violencia doméstica
- 3) Personas que buscan recuperarse de alguna adicción

Toda entidad que bajo la *grandfather clause* opere como albergue transitorio, lo aplicarán los mismos estándares que a los albergues de emergencia en términos de participantes elegibles, ambiente del albergue, separación involuntaria de la familia, seguridad y protección.

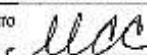
**b. Duración del Servicio**

Los fondos pueden ser utilizados para cubrir costos de vivienda y servicios de apoyo hasta un máximo de veinticuatro (24) meses. Los participantes del programa de vivienda transitoria deberán completar un acuerdo de arrendamiento por un término de, al menos, un (1) mes. El mismo debe ser renovado automáticamente al expiration, excepto cuando sea notificado por escrito con antelación por cualquiera de los dos partes, o hasta un máximo de 24 meses. Los servicios de apoyo deben estar disponibles en todo momento mientras el participante resida en el albergue transitorio.

Algunos servicios complementarios de seguimiento pueden ser provistos hasta seis (6) meses después que el participante deja de recibir los servicios de albergue transitorio.

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**c. Límitaciones Aplicables a Albergues Transitorios 24 CFR 578.79**

Una persona sin hogar puede permanecer en un **Albergue Transitorio** por un periodo mayor de veinticuatro (24) meses, si el participante no ha podido ser ubicado en una vivienda permanente y/o si requiere más tiempo de ajuste para prepararse para la vida independiente. Sin embargo, el DF puede descontinuar los fondos para los proyectos de **Albergue Transitorio** si más de la mitad de sus participantes permanecen en el proyecto por más de 24 meses.

La entidad debe tomar en consideración que, ubicar un participante o familia en un **Albergue Transitorio** podría afectar su elegibilidad para otros programas. Por ejemplo, las personas que están ubicadas en albergues transitorios, en ocasiones no cualifican para programas de *rapid re-housing* financiados por CoC. En los casos de personas sin hogar crónicas, la ubicación en un **Albergue Transitorio** elimina su estatus de cronicidad. Esto podría limitar el acceso de esta población a servicios especializados de salud y/o vivienda permanente.

**d. Medidas de Desempeño**

Consonso con HUD, los estándares mínimos relacionados a las medidas de desempeño como parte del componente de **Albergue Transitorio** son como se detallan en la Tabla 8:

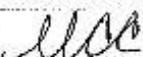
**Tabla 8: Medida de Desempeño – Albergue Transitorio**

- Número de personas que ingresó en albergue de transitorio
- Número de personas que salieron del programa
- Porcentaje de personas que cumplieron con su plan de servicios
- Porcentaje de personas que aumentaron sus ingresos de cualquier fuente

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**Tabla 8: Medida de Desempeño – Albergue Transitorio**

- Porcentaje de personas que permanecieron en el albergue por menos de 24 meses
- Porcentaje de personas que permanecieron en el albergue por más de 24 meses
- Porcentaje de personas ubicadas en vivienda permanente

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**C. PREVENCIÓN Y RAPID RE-HOUSING 24 CFR 576.103 24 CFR 576.104**

Las actividades de **Prevención** están diseñadas para prevenir la entrada a albergues y promover la retención de vivienda. Mientras, las actividades de **Rapid Re-Housing** están diseñadas para mover a las personas sin hogar de forma rápida a una vivienda permanente. Estos dos componentes de servicio tienen algunas diferencias (ver Tabla 9); sin embargo, ambos ofrecen servicios de reubicación y estabilización, y asistencia financiera. Además, proveen para asistencia de alquiler a corto y mediano plazo.

Tabla 9: Comparación entre Prevención y Rapid Re-Housing

	Prevención	Rapid Re-Housing
Participantes elegibles	 <ul style="list-style-type: none"> <li>Categoría 2: en riesgo inminente de perder su hogar</li> <li>Categoría 3: persona sin hogar bajo otros estatutos federales</li> <li>Categoría 4: huyendo o intentando huir de violencia doméstica</li> <li>En riesgo de perder el hogar: todas las categorías</li> <li>Ingreso anual por debajo del 30%</li> </ul>	 <ul style="list-style-type: none"> <li>Categoría 1: literalmente sin hogar</li> <li>Categoría 4: huyendo o intentando huir de violencia doméstica (si individuos o familia también están literalmente sin hogar)</li> </ul>
Propósito	<ul style="list-style-type: none"> <li>Prevenir o evitar que personas con vivienda se queden sin hogar.</li> <li>Ayudar a estas personas a recuperar la <u>estabilidad</u> en su vivienda actual u otra vivienda permanente</li> </ul>	<ul style="list-style-type: none"> <li>Ayudar a las personas sin hogar que viven en la calle o en un albergue de emergencia en el proceso de transición a una vivienda permanente para que sea lo más rápido posible, y luego</li> <li>Ayudar a estas personas a <u>lograr la estabilidad</u> en la vivienda</li> </ul>
Re-evaluación	<ul style="list-style-type: none"> <li>Cada 3 meses</li> <li>Debe tener un ingreso <u>igual o inferior a 30%</u> de la renta media del área geográfica donde vive, y</li> <li>Carcel de recursos y red de apoyo</li> </ul>	<ul style="list-style-type: none"> <li>Cada 12 meses</li> <li>Debe tener un ingreso <u>igual o inferior al 30%</u> de la renta media del área geográfica donde vive, y</li> <li>Carcel de recursos y red de apoyo</li> </ul>
Actividades elegibles	<ul style="list-style-type: none"> <li>Servicios de reubicación y estabilización, y asistencia financiera</li> <li>Asistencia de alquiler a corto y mediano plazo</li> </ul>	<ul style="list-style-type: none"> <li>Servicios de reubicación y estabilización, y asistencia financiera</li> <li>Asistencia de alquiler a corto y mediano plazo</li> </ul>

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Los siguientes aspectos deben ser tomados en consideración al administrar fondos destinados a ofrecer servicios de **Prevención y Rapid Re-Housing**:

**1. Elegibilidad por Ingresos**

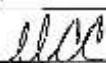
Durante la evaluación inicial se verificarán los ingresos del individuo o familia para determinar la elegibilidad de acuerdo a lo requerido por HUD para servicios de **Prevención** (no aplica a *Rapid-Re Housing*). Esta indagación es importante, ya que lo permitirá al manejador de casos verificar los documentos entregados por el participante y así validar el ingreso anual. El ingreso del individuo o familia no podrá exceder el 30% de la mediana para el área geográfica y el tamaño familiar. Para facilitar la verificación de la mediana, HUD tiene disponible la calculadora de ingresos. Las entidades podrán utilizar la calculadora de ingresos como una herramienta para determinar la elegibilidad de ingresos, y la cantidad de asistencia para los beneficiarios de los programas.

Los estándares mínimos para la determinación del ingreso anual de un individuo o familia consisten en el cálculo de ingresos de acuerdo con 24 CFR 5.609. El ingreso anual se define como la suma de la cantidad de ingresos monetarios o la ausencia de estos. Los siguientes criterios serán utilizados para determinar el ingreso de la familia:

- a. Los ingresos pueden estar a nombre del jefe de familia o cónyuge (aunque esté temporalmente ausente) o bajo cualquier otro miembro de la familia.
- b. La cantidad proyectada que la familia recibirá en un periodo de 12 meses después de la admisión o reevaluación anual; y que no estén excluidos específicamente en 24 CFR 5.609 (c).

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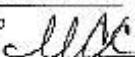
c. Los ingresos anuales pueden ser las cantidades que se derivan (durante el período de 12 meses) de bienes a los que cualquier miembro de la familia tiene acceso.

Consonso con la reglamentación 24 CFR 5.609 (b), para determinar el ingreso máximo del grupo familiar se utilizará como guía lo siguiente:

- a. **Ingreso por empleo** - La cantidad completa de ingresos brutos que recibe el participante adulto antes de contribuciones y deducciones. Esto incluye ingresos de salarios, sueldos, propinas, bonificaciones, comisiones y otros.
- b. **Ingresos de Negocios** - Ingreso neto devengado de la operación de un negocio o profesión.
- c. **Ingreso por intereses y dividendos** - Ingresos por concepto de activos incluyendo los intereses de cuentas de cheques o de ahorros, intereses y dividendos de certificados de depósito, acciones o bonos, o ingresos provenientes de rentas de propiedad inmueble.
- d. **Ingreso por pensión y retiro** - Ingreso mensual por concepto de beneficios de seguro social, anualidades, pólizas de seguros, retiro, pensiones, incapacidad o cualquier pago similar que reciba periódicamente la familia.
- e. **Ingresos por incapacidad y/o desempleo** - Pago mensual de desempleo, incapacidad, seguro social por incapacidad, Fondo del Seguro del Estado.
- f. **Asistencia Económica** - Ingreso mensual proveniente de agencias gubernamentales (TANF) excluyendo las cantidades designadas para albergue, utilidades, WIC, cupones de alimentos (asistencia nutricional c PAN) y cuidado de niños.

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g. **Pago por manutención, pensión "foster care"** - Ingresos por concepto de pensión de niños menores o pensión personal por concepto de divorcio y pagos por "foster care".

h. **Ingreso de las Fuerzas Armadas** - Ingresos por ser miembro de las fuerzas armadas de los Estados Unidos (Reserva, Guardia Nacional, ARMY, etc.).

Las entradas que se excluirán del cálculo de ingreso son las siguientes, según 24 CFR

5.600 (c):

a. **Ingresos de hijos menores** - Ingreso por el trabajo de los hijos menores de 18 años (incluyendo "foster kids").

b. **Ingresos por Cuidado Sustituto** - Ingresos recibidos por el cuidado de menores bajo el Programa de Cuidado Sustituto o por cuidado de adultos bajo el programa de "foster care" (usualmente incluye personas con discapacidad).

c. **Herencias y pagos de seguros** - Pagos globales por herencias, seguros, ganancias capitales, pagos por seguros médicos y de accidentes y compensación del trabajador, y arreglos económicos por pérdidas personales o patrimoniales.

d. **Reembolsos por gastos médicos** - Cantidad recibida por la familia destinadas específicamente a reembolso o gastos médicos por cualquier miembro de la familia.

e. **Aras de llaves** - Ingreso por ser un arn de llaves viviendo en la unidad de vivienda donde provee servicio de apoyo.

f. **Becas a estudiantes** - La cantidad total de la asistencia económica a estudiantes pagada directamente al estudiante o a la institución educativa.

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<p><b>g. Paga especial a miembros de las fuerzas armadas en servicio activo -</b> El ingreso recibido por un miembro de la familia que está sirviendo en las fuerzas armadas.</p>		
<p><b>h. Pagos de autosuficiencia -</b> Los ingresos recibidos por lo siguiente:</p> <ol style="list-style-type: none"> <li>1) Ingreso recibido como resultado de programas de adiestramiento financiados por HUD</li> <li>2) Ingreso recibido por una persona con impedimentos que recibe ayuda bajo algún programa</li> <li>3) Ingreso recibido por un participante en otros programas de asistencia pública como reembolso por los gastos que haya incurrido en (equipo especial, ropa, transportación, cuidado de niños) y que se otorgan solo para permitir la participación en un programa específico</li> <li>4) Ingresos y beneficios que resulten de la participación de un miembro de la familia en programas de capacitación de empleo estatales o locales. Las cantidades excluidas por esta sección deben haberse recibido bajo programas de capacitación de empleo con metas y objetivos claramente definidos, y solo serán excluidas por el período durante el cual el miembro de la familia participe en el programa de capacitación de empleo.</li> </ol>		
<p><b>i. Regalos -</b> Dinero regalado, esporádico no recurrente y temporero.</p>		
<p><b>j. Ingresos de estudiantes a tiempo completo que son mayores de 18 años -</b> Ingreso de estudiantes a tiempo completo, y que son mayores de 18 años, que excedan los \$480. Si es el jefe de familia o el cónyuge se incluyen en su totalidad.</p>		

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**k. Ingresos por hijos adoptivos** - Ingreso recibido como pago de asistencia para adopción que excedan los \$480 por cada niño adoptado.

**l. Pagos periódicos diferidos o ingreso de seguro social suplementario** - Beneficios de seguro social que se reciben en un pago de una suma global o en posibles pagos mensuales.

**m. Reembolsos por concepto de contribuciones sobre la propiedad** - Ingreso recibido por la familia como reembolso a la ley estatal de contribuciones sobre la propiedad.

**n. Ingresos pagados por una agencia estatal para reducir el costo de los servicios** - El equipo necesario para que un miembro de la familia con impedimentos pueda seguir viviendo en el hogar.

**o. Otras exclusiones federales** - Otros ingresos específicamente excluidos como ingreso para efectos de determinar elegibilidad o beneficios bajo una categoría DE PROGRAMAS DE ASISTENCIA POR ALGUNA OTRA LEY FEDERAL.

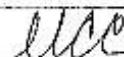
**2. Seguridad y Protección 24 CFR 576.403 (B)**

Las entidades que proveen servicios de vivienda permanente deben crear políticas y procedimientos que proporciones un ambiente seguro para los participantes de los albergues y el personal. La entidad no puede usar los fondos de ESG para ayudar a un participante del programa a permanecer o mudarse a una vivienda que no cumpla con los estándares mínimos de habitabilidad y seguridad. Los estándares mínimos de seguridad y protección incluyen, pero no se limitan a:

**a. Estructura y materiales** - La construcción de la vivienda tiene que estar estructuralmente firme, tal que no represente una amenaza a la salud y a la

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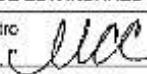


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seguridad de los ocupantes, protegiendo a los residentes de cualquier peligro o amenaza.

- b. Acceso** - La vivienda tiene que ser accesible y con capacidad para ser utilizada sin tener que acceder a la misma a través de otra unidad.
- c. Espacio y seguridad** - La vivienda debe proveer a cada residente espacio adecuado y seguridad tanto para ellos como para sus pertenencias.
- d. Calidad del aire** - Cada habitación o espacio debe contar con ventilación natural o mecánica. La vivienda ha de estar libre de contaminantes en el aire que amenazan la salud de los residentes.
- e. Suministro de agua** - El suministro de agua debe estar libre de contaminación.
- f. Instalaciones sanitarias** - La vivienda deberá contar con acceso a facilidades sanitarias que funcionen de manera apropiada, puedan ser utilizados en privado y que sean adecuados para la higiene personal, y para disponer de manera adecuada de desperdicios humanos.
- g. Iluminación y electricidad** - La vivienda debe tener iluminación natural o artificial adecuada para permitir las actividades normales de interior, y apoyar la salud y la seguridad de los residentes. Debe tener la capacidad eléctrica suficiente para permitir el uso de enseres eléctricos sin causar peligros y riesgos de fuego.
- h. Preparación y disposición de alimentos** - Las áreas para preparar alimentos han de contener suficiente espacio y equipo para guardar, preparar y servir alimentos de manera sanitaria.
- i. Condiciones sanitarias** - La vivienda debe estar en condiciones que no representen una amenaza a la salud del participante.

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<p><b>J. Seguridad contra Incendios</b> - La vivienda debe cumplir con las siguientes condiciones:</p> <ol style="list-style-type: none"> <li>1) Tener una salida alterna en caso de incendio u otra emergencia.</li> <li>2) Cada unidad deberá tener al menos un detector de humo (de batería o alambrado) en condiciones apropiadas para su funcionamiento, en cada nivel de la unidad ocupada. Los detectores han de estar colocados en los pasillos contiguos a las habitaciones. Si la unidad está ocupada por una persona con problemas de audición, los detectores han de tener un sistema de alarma diseñado para personas con impedimentos auditivos en cada cuarto ocupado por una persona con problemas de audición.</li> </ol> <p><b>3. Habitabilidad de la Vivienda</b></p> <p>El Programa ESG requiere que todas las unidades de vivienda estén en cumplimiento con los estándares de habitabilidad. Las entidades que reciben fondos ESG deberán inspeccionar las unidades y documentar la inspección. Ninguna entidad deberá comprometer o desembolsar fondos ESG para alquilar de vivienda hasta que la inspección esté realizada y la vivienda esté aprobada.</p> <p><b>a. Inspección Visual de la Pintura Deteriorada para Determinar Riesgo de Plomo</b></p> <p>Las entidades que reciben fondos de ESG son responsables de asegurarse que en las viviendas no haya materiales peligrosos que puedan afectar la salud o seguridad de los participantes/residentes (ej: pintura de plomo). Esto según los requerimientos identificados en 24 CFR 576.403 y 24 CFR 578.99(f), incluyendo la Política de Prevención de Envenenamiento por Pintura a Base de Plomo (42 USC 4821-4848) y la Política de Reducción de Riesgos Provocados por Pintura a Base</p>		

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<p>de Plomo en Residencias (42 USC 4851-4856). Es requisito que se realice la Inspección de pintura de plomo en todas las unidades bajo ayuda, incluyendo aquellas unidades en las que solo se pagan las utilidades. Las viviendas que sufren mayor riesgo de contaminación por pintura a base de plomo son principalmente aquéllas construidas antes del 1978. La inspección puede ser realizada por un empleado de la entidad o del municipio. Esta persona debe haber tomado y aprobado el curso de evaluación visual ofrecido por HUD. La certificación del empleado debe ser incluida como anexo al formulario de inspección en el expediente del participante. Para acceder al curso de evaluación visual puede ir a la siguiente dirección electrónica: <a href="http://www.hud.gov/offices/lead/training/visualassessment/h00101.htm">http://www.hud.gov/offices/lead/training/visualassessment/h00101.htm</a>.</p> <p>b. Inspección Visual de Estándares de Habitabilidad</p> <p>De igual manera, la estructura debe cumplir con estándares básicos de habitabilidad (ej: ventilación, iluminación y electricidad, espacio para preparación de alimentos, condiciones sanitarias, seguridad contra incendios, entre otras). La inspección de estándares de habitabilidad se debe llevar a cabo en aquellas unidades en las que el participante se muda por primera vez.</p> <p>4. <u>Notificación de Reparaciones al Dueño de la Vivienda</u></p> <p>En caso de que la unidad de vivienda no cumpla con alguno de los estándares establecidos se deberá notificar al dueño de la unidad de las fallas para que este corrija las mismas. Será responsabilidad del dueño llevar a cabo las reparaciones en el tiempo requerido. Los siguientes aspectos serán considerados de emergencia y deben ser corregidos por el dueño o el residente (el que sea responsable) dentro de las 24 horas desde la notificación del inspector:</p>		

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- a. Falta de seguridad en la unidad
- b. Agua acumulada en el techo, con inminente peligro de derrumbe
- c. Filtraciones o inundaciones causadas por tubería defectuosa
- d. Problema de electricidad que pueda ocasionar choque eléctrico o fuego
- e. Falta de servicio de agua o electricidad
- f. Vidrios rotos que puedan ocasionar daños a personas
- g. Obstáculo que evite la entrada o salida de la unidad
- h. Falta de un inodoro en función

La entidad podrá conceder una extensión de un día adicional si la persona responsable no puede ser notificada o si es imposible hacer la reparación dentro del período de 24 horas.

**5. Re-Evaluación de Elegibilidad.**

La siguiente tabla muestra los estándares mínimos para la re-evaluación de individuos y familias:

Tabla 10. Re-evaluación de individuos y Familias

TIEMPO	ESTÁNDARES
• <b>Prevencción</b>	– los participantes deben ser re-evaluados al menos 1 vez cada 3 meses.
• <b>Rapid Re-Housing</b>	– los participantes deben ser re-evaluados por ingresos al menos 1 vez al año.

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<b>Tabla 10. Re-evaluación de Individuos y Familias.</b>		
<p><b>ELEGIBILIDAD</b></p> <ul style="list-style-type: none"> <li>• En el caso de <b>Prevención</b> debe tener un <b>ingreso igual o inferior a 30% de la renta media del área geográfica donde vive</b>, según lo determinado por HUD, en el momento de la reevaluación anual, y</li> <li>• <b>Carácter de vulnerables y red de apoyo</b></li> </ul>		
<p><b>6. <u>Medidas de Desempeño</u></b></p> <p>Los estándares para las medidas de desempeño como parte del componente de <b>Prevención</b> son:</p> <p><b>Tabla 11. Medidas de Desempeño - Prevención</b></p> <ul style="list-style-type: none"> <li>• Número de personas que recibieron los servicios de prevención</li> <li>• Número de personas que salieron del programa</li> <li>• Número de personas que recibieron asistencia económica</li> <li>• Porcentaje de personas que recibieron servicios de relocalización de vivienda y servicios de estabilización durante el período de servicio</li> <li>• Porcentaje de personas que cumplieron con su plan de servicio</li> <li>• Porcentaje de personas que aumentaron sus ingresos de cualquier fuente</li> <li>• Porcentaje de personas que permanecieron en vivienda permanente</li> </ul> <p>Los estándares para las medidas de desempeño como parte del componente de <b>Rapid Re-Housing</b> son:</p> <p><b>Tabla 12. Medidas de Desempeño – Rapid Re-Housing</b></p> <ul style="list-style-type: none"> <li>• Número de personas que recibieron los servicios de RRH</li> <li>• Número de personas que salieron del programa</li> <li>• Número de personas que recibieron asistencia económica</li> <li>• Porcentaje de personas que recibieron servicios de relocalización de vivienda y servicios de estabilización durante el período de servicio</li> </ul>		

<p>Gobierno de Puerto Rico Departamento de la Familia Secretaría Auxiliar de Planificación e Informática Programa de Soluciones de Emergencia (ESG)</p> <p><b>MANUAL DE ESTÁNDARES PARA LA ADMINISTRACIÓN DE LOS FONDOS ESG</b></p>		
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<p><b>Tabla 12. Medidas de Desempeño – Rapid Re-Housing</b></p> <ul style="list-style-type: none"> <li>• Porcentaje de personas que cumplieron con su plan de servicio</li> <li>• Porcentaje de personas que aumentaron sus ingresos</li> <li>• Porcentaje de personas que se ubicaron en vivienda permanente</li> </ul>		
<p>Las actividades elegibles para los componentes de Prevención y <i>Rapid Re-Housing</i> son las indicadas en la Tabla 13 a continuación:</p> <p><b>Tabla 13. Actividades elegibles para Prevención y Rapid Re-Housing</b></p> <p><b>SERVICIO ELEGIBLE: ASISTENCIA DE ALQUILER</b></p> <p>Según establecido por HUD, se puede proporcionar a un participante hasta 24 meses de ayuda para el alquiler durante un período de 3 años, sujeta a las condiciones generales contenidas en el 24 CFR 576.103 y 24 CFR 576.104. Se podrá ofrecer asistencia de alquiler a corto-mediano plazo, pago de los atrasos de alquiler, o cualquier combinación de estas ayudas. Se requiere que las organizaciones y municipios certifiquen y documenten la elegibilidad de los participantes al menos, una vez cada tres meses. La asistencia de alquiler puede ser "tenant-based" o "project-based". A momento, todos los casos atendidos de Prevención y <i>Rapid Re-Housing</i> son <i>tenant-based</i>.</p> <p>La asistencia "tenant-based" permite a los participantes del programa seleccionar una unidad de vivienda. El individuo o familia debe mudarse dentro del área geográfica a la que la entidad ofrece servicios. Si el participante decide mudarse a otro lugar que no está dentro de la jurisdicción geográfica en la que opera el CoC del cual forma parte la entidad, el participante deberá darse de baja del sistema HMIS. De esta manera se evitan los duplicados de servicios que arroja el sistema HMIS.</p> <p>La asistencia de alquiler bajo "project-based" requiere que la entidad, municipio o una agencia contratada identifique unidades de vivienda permanente que cumplan con los requisitos de ESG. En esta modalidad, la entidad firma un contrato de asistencia de alquiler con el propietario para reservar la unidad y hacerla disponible para alquiler a participantes elegibles del programa.</p>		

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Según dispuesto por HUD en 24 CFR 576.106, la asistencia de alquiler debe cumplir con los estándares del programa que incluyen:

Asistencia a corto plazo

- La ayuda **no puede exceder de tres meses** para cubrir el alquiler de la vivienda.
- Luego de 3 meses, si un participante necesita asistencia de alquiler para permanecer en la vivienda, este ha de ser evaluado para determinar su elegibilidad para recibir asistencia por 21 meses adicionales, bajo asistencia de alquiler a mediano plazo para un total de 24 meses.

Asistencia a mediano plazo

- La asistencia de alquiler a mediano plazo puede ser provista por un periodo de entre 4 y 24 meses.
- Ningún participante del programa puede recibir **más de 24 meses** de asistencia.
- Cada pago de renta se sustraerá del total de meses por los que se puede ofrecer la asistencia (24 meses).

Asistencia para pago de atrasos de alquiler

- La ayuda para pagar atrasos en renta **no puede exceder de 6 meses**. Se pagará el atraso de los últimos 6 meses según la factura. El pago por utilidades atrasadas se sustraerá del total de meses por los que se puede ofrecer la asistencia (24 meses).

Asistencia para cubrir gastos de motelos y hóteles

- Bajo el Programa ESG los fondos pueden ser utilizados para cubrir los gastos razonables de hoteles y motelos. El periodo máximo permitido por el programa es de 30 días, si no hay camas apropiadas de albergue disponibles y si se ha identificado vivienda de alquiler, pero la misma no está inmediatamente disponible. El pago máximo de hotel será de \$200.00 por noche.

Restricciones para proveer la asistencia de alquiler

- La asistencia de alquiler es posible solo si la cantidad del alquiler no excede el monto de mercado justo establecido (Fair Market Rent) por HUD, como se

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disponer en 24 CFR 888, y conforme a la norma de razoneabilidad de alquiler de HUD, según lo establecido en 24 CFR 982.507. **Es responsabilidad de la entidad buscar los estimados del Fair Market Rent anualmente.** Para conocer los estimados, las entidades también pueden usar la siguiente herramienta móvil: **PD&R FMR/IL Look up.**

- En caso de que la vivienda tenga más de 5 habitaciones se utilizará la renta máxima de 4 cuartos añadiéndole un factor de aumento del 15% por cada habitación adicional. Las rentas se ajustarán anualmente según sean publicadas por HUD.
- Si el participante ocupa una vivienda de alquiler donde el pago mensual es mayor a los límites establecidos por HUD, deberá buscar otra vivienda que se considere asequible. No puede exceder los límites establecidos por la reglamentación federal para el municipio donde está ubicada la propiedad.
- Un participante no puede recibir pagos de asistencia de alquiler por parte de otro programa de vivienda local, estatal o federal para pagar alquiler durante el mismo período de tiempo que recibe ayuda del Programa ESG [24 CFR 376.196 (c)].

**Contrato de alquiler:** La asistencia de alquiler a corto y mediano plazo requiere un contrato de alquiler tanto entre la entidad y el propietario, así como uno entre el propietario y participante del programa. Las entidades están obligadas a hacer pagos de asistencia para alquiler solo a un propietario con quien la entidad ha entrado en un acuerdo de asistencia de alquiler. Un acuerdo de asistencia de alquiler es un documento separado al contrato de alquiler. El acuerdo de asistencia de alquiler debe establecer los términos bajo los que se proveerá la asistencia de alquiler, incluyendo los siguientes requisitos:

- En el primer pago se incluirá el primer y último mes de renta, además del depósito de fianza.
- Durante el término del acuerdo, el propietario debe notificar por escrito a la entidad sobre su intención de desahuciar al participante antes de iniciar cualquier trámite.
- Fecha de vencimiento de los pagos, el periodo de gracia y las penalidades, de haber alguna.

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**• SI la asistencia de alquiler es "tenant-based" o "project-based":**

El contrato con el propietario se considerará terminado y los pagos para alquiler cesarán si:

- El participante de programa se muda de la unidad para la cual tiene un contrato.
- El contrato entre el participante y el dueño se termina, y no es renovado, o
- El participante del programa es inclegible para recibir la ayuda de alquiler ESG.

**Pagos atrasados:** Las entidades deben hacer los pagos a tiempo a cada propietario conforme al contrato de arrendamiento. La entidad es responsable de pagar las multas por pagos atrasados en que ha incurrido. Si embargo, no podrá utilizar fondos de ESG para pagar.

La entidad debe hacer los pagos a tiempo a cada propietario conforme a lo estipulado en el contrato de arrendamiento. El pago debe emitirse en un periodo **no mayor de 30 días**. No se podrá utilizar fondos de ESG para pagar penalidades.

**SERVICIO ELEGIBLE: ASISTENCIA FINANCIERA**

Subjecto a las condiciones generales en 24 CFR 576.103 y 24 CFR 576.104, los fondos ESG pueden ser utilizados para pagar a propietarios de vivienda, compañías de servicios públicos, y terceros. La asistencia financiera debe cumplir con los estándares del programa que incluyen:

**Tarifa de solicitud para alquiler:** Los fondos ESG pueden pagar la tarifa de solicitud de viviendas de alquiler que cobra al propietario a todos los solicitantes.

**Depositos de seguridad:** El pago por depósito de seguridad no excederá de dos (2) meses de alquiler de la vivienda (Un mes de depósito inicial y uno final). Cuando se emita un cheque para pagar el depósito del alquiler, el mismo se hará a nombre del arrendador.

**Último mes de alquiler:** El pago no excederá de un (1) mes de alquiler y se incluirán en el cálculo de la asistencia total del alquiler del participante.

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**Depósito para pago de agua y energía eléctrica:** Se puede pagar con fondos ESG la energía eléctrica (Autoridad de Energía Eléctrica) y el agua (Autoridad de Acueducto y Alcantarillado).

**Pago por agua y energía eléctrica:**

- Los pagos no deben exceder veinticuatro (24) meses por participante, incluyendo hasta seis (6) meses de pagos por agua o energía eléctrica atrasadas (se emplaza un solo pago para saldar la deuda).
- Los pagos a deudas atrasadas pueden incluir cargos adicionales debido al retraso; sin embargo no se podrá utilizar los fondos ESG para hacer pagos por penalidades.
- Un pago parcial cuenta como un (1) pago mensual.
- El pago solo se hará si la cuenta de la utilidad está a nombre del participante o un miembro de la misma familia.
- Los participantes no podrán recibir asistencia para el pago de agua o energía eléctrica por más de veinticuatro (24) meses en un período de tres (3) años.
- El pago por agua o energía eléctrica se hará conforme al Manual Operacional del Programa ESG.

**Pago por mudanza:** Los costos de asistencia para mudanza pueden ser gastos cubiertos con fondos ESG, tales como: alquiler de camiones, mudanza por una compañía, gastos de almacenaje o "storage" por un máximo de tres (3) meses o hasta que el participante del programa se encuentre en una vivienda, el que sea más corto. Todo pago por concepto de mudanzas se hará a nombre del proveedor.

La siguiente tabla muestra los gastos máximos de mudanza permitidos por el programa:

Subsidio máximo por mudanza, según el tamaño de la unidad de vivienda.	
Número de cuartos	Subsidio Mensual
Estudio (Efficiency)	\$300
0 cuarto	\$350
1 cuarto	\$400
2 cuartos	\$450
3 cuartos	\$500

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Los fondos de ESG pueden ser utilizados para pagar:

- Gastos de mudanza, como el alquiler de camiones o la contratación de una compañía de mudanzas.
- Costos por espacio de "storage" o almacenamiento, por hasta tres (3) meses, siempre que los costos se acumulen después de la fecha en que el participante del programa reciba la asistencia de servicios y antes de que el participante se traslade a una vivienda permanente.
- Los pagos de cuotas atrasadas de un almacenamiento o "storage" no son elegibles.

**SERVICIOS ELEGIBLES: RELOCALIZACIÓN DE VIVIENDA Y DE ESTABILIZACIÓN**

Los fondos de ESG pueden ser utilizados para brindar servicios dirigidos a obtener una vivienda de alquiler y lograr la estabilización de los participantes. Según dispuesto por HUD en 24 CFR 576.105 (b), las actividades de relocalización y estabilización deben cumplir con los estándares del programa, los cuales incluyen:

**Búsqueda y ocupación de viviendas** — El pago solo se hará para ayudar a los participantes a localizar, obtener y retener una vivienda permanente adecuada mediante la prestación de los siguientes servicios:

- Evaluación de barreras, necesidades y preferencias de vivienda
- Elaboración de un plan de acción para la localización de viviendas
- Búsqueda de vivienda
- Alcance y negociación con los propietarios
- Asistencia en la presentación de solicitudes de alquiler y en la comprensión de los contratos de arrendamientos
- Evaluación de la vivienda para el cumplimiento de los requisitos de ESG para la habitabilidad, la pintura a base de plomo y la razonabilidad del alquiler
- Asistencia en la obtención de servicios públicos y en la organización de mudanzas
- Asesoramiento a inquilinos

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El pago de estos servicios no excederá de veinticuatro (24) meses durante un período de tres (3) años.

**Unidades de Vivienda Inlegibles**

El arrendamiento no puede ser aprobado si la unidad seleccionada es una de las siguientes:

- Unidad de vivienda con renta negativa
- Asilos de ancianos, pensiones y hogares que prestan cuidados a otras personas y otras facilidades que prestan constantemente servicios asistenciaños, médicos o de enfermería
- Hospedajes de universidades
- Unidades dentro de instituciones penitenciales, reformatorios, médicas, de salud mental, y similares ya sean públicas o privadas
- Unidades donde el dueño de la unidad sea familiar del participante
- Unidades que sean propiedad del municipio o del Estado Libre Asociado

La entidad no podrá aprobar el arrendamiento si el propietario de la unidad es el padre, madre, hijo, abuela, nieto, hermana o hermano de un miembro de la familia que está siendo asistida, a menos que la aprobación del arrendamiento permita que se le dé la unidad necesaria a un miembro de la familia que tenga impedimentos.

Manejo de casos para la estabilidad en vivienda. – El pago solo se hará para evaluar, organizar, coordinar y supervisar la prestación de servicios individualizados para facilitar la estabilidad en vivienda del participante que reside en vivienda permanente o para ayudar a un participante a superar obstáculos inmediatos a través de los siguientes servicios:

- Uso del sistema coordinado de entrada una vez están desarrollados y adoptados por los CoC.
- Evaluación inicial
- Consejería
- Desarrollar, asegurar y coordinar servicios y obtener beneficios federales, estatales y locales
- Seguimiento y evaluación del progreso de los participantes del programa

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- Proporcionar información y referidos a otros proveedores.
- Desarrollar un plan individualizado de vivienda y servicios, incluyendo la planificación de una ruta hacia la estabilidad permanente de la vivienda.
- Realizar las reevaluaciones requeridas bajo 24 CFR 576.401 (b).

**Mediación** – Los fondos de ESG pueden pagar gastos para la mediación entre el participante del programa y el propietario o personas que viven con el participante, siempre que la mediación sea necesaria para evitar que el participante pierda la vivienda permanente en la que reside al momento.

**Servicios legales** – Los fondos podrán ser utilizados para proveer servicios legales a individuos y familias participantes del programa. Los servicios incluyen asesoría legal y/o representación en procedimientos administrativos o judiciales relacionados a conflictos entre el propietario y los inquilinos. No se podrá prestar asesoría legal a propietarios de vivienda relacionados con ejecución de la vivienda o con cualquier otro asunto hipotecario. El programa provee hasta \$500.00 de costos de abogados.

**Reparación del crédito** – Los fondos de ESG pueden ser utilizados para pagar por asesoría sobre crédito y otros servicios necesarios para ayudar a los participantes del programa a tener habilidades críticas para manejar el presupuesto familiar, manejo de dinero, acceso a un informe de crédito personal gratuito y resolución de problemas de crédito personal. Esta asistencia no incluye el pago o modificación de una deuda.

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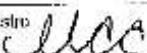
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**D. HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS)**

Es requisito federal que toda información de los participantes servidos por cualquiera de los componentes del Programa ESG sea entrada en un sistema de información conocido como el *Homeless Management Information System (HMIS)* desde el primer contacto [24 CFR 576.400 (F)]. El HMIS es un sistema computarizado para almacenar la información de las personas sin hogar servidas por los programas de HUD. Este sistema permite recopilar información de los participantes sin duplicar los beneficiarios, analizar patrones y evaluar la efectividad de los programas, cumplimentar los formularios establecidos y entrar la información al sistema. El DIF proporcionará los recursos económicos para costear las licencias y aquellos gastos operacionales necesarios para cumplir con este requisito, siempre que los fondos sean autorizados por HUD.

Como estándar mínimo se requiere que todas las entidades que reciben fondos ESG deberán recopilar la información de los participantes, completar los formularios establecidos y entrar la información al sistema al menos 48 horas después de atender un caso. Solo cuando la entidad es un proveedor de servicios a víctimas de violencia de género o agresión sexual (según definido por la ley VAWA) se prohíbe la entrada de datos a nivel de cliente en un HMIS [24 CFR 576.107 (3)]. Como alternativa, se pueden utilizar los fondos de ESG o CoC para establecer una base de datos aleatoria que recoja datos comparables a nivel del participante a lo largo del tiempo y generar informes agregados no duplicados en base a los datos. La información entrada en una base de datos aleatoria no se debe ingresar directamente a un HMIS. La entidad es responsable de trabajar con el "lead" de HMIS para determinar si el sistema es una base de datos comparable. Esto

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significa que se debe documentar que el sistema alterno cumple con todos los requisitos de HUD.

Por otro lado, la entidad será responsable de corregir los datos que el administrador del HMIS identifique en sus informes como datos nulos o incompletos. La entidad tendrá un **máximo de 30 días** para corregir cualquier situación en sus datos del HMIS a partir de recibir la carta para la acción correctiva. El incumplimiento con la entrada y/o calidad de los datos podrá ser razón para detener, reducir o no asignar fondos del Programa ESG.

Una vez desarrollados y adoptados los sistemas coordinados de entrada, se debe establecer la coordinación entre los proveedores de ESG y los CES para evitar la duplicación de servicios y datos de los participantes. Si faltara algún dato, será responsabilidad de la entidad que recibe al participante completar el expediente en HMIS.

**1. CONFIDENCIALIDAD Y DERECHOS DE PRIVACIDAD**

Las agencias financiadas por ESG deben respetar todos los estándares de protección de la privacidad establecidos por las políticas de colaboración y procedimiento de HMIS, y las leyes y reglamentos federales y estatales pertinentes que protegen la confidencialidad de los registros de los participantes. Los expedientes confidenciales de los participantes solo se liberarán con el consentimiento del participante o del tutor del participante, a menos que se disponga otra cosa en las leyes y regulaciones.

Todos los expedientes escritos de solicitantes y participantes serán guardados bajo llave en un sitio que no sea accesible a empleados que estén autorizados a utilizar o revisar los mismos. Los expedientes nunca serán dejados sin atender o puestos en áreas comunes. Los manejadores de caso no discutirán información sobre el solicitante o su familia que esté incluida en un expediente, a menos que haya una razón oficial

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para hacerlo. Discusiones inapropiadas sobre información de la familia o revelación inapropiada de información sobre la familia por el personal puede resultar en una acción disciplinaria y en una violación a las leyes federales de privacidad.

## **2. EXPLICACIÓN VERBAL**

Antes de la evaluación inicial de cada participante, se debe proporcionar una explicación verbal sobre cómo la información del participante se entrará en una base de datos electrónica que almacena la información de los participantes y una orientación sobre el consentimiento del participante a divulgar información. Los participantes también deben ser informados que pueden ser removidos de la base de datos en cualquier momento por escrito o completando un formulario de revocación del consentimiento para proporcionar y revelar información.

## **3. CONSENTIMIENTO POR ESCRITO**

Lucgo de ofrecer una explicación verbal, cada participante que se comprometa a tener su información personal entrada en HMIS debe firmar un formulario de consentimiento. Los participantes que no firman el consentimiento se entran al HMIS usando solo un número identificador.

Las actividades elegibles para HMIS son las mencionadas en la Tabla 14.

**Tabla 14. Actividades Elegibles para HMIS**

Las entidades pueden utilizar los fondos de ESG para pagar los siguientes costos elegibles como parte del componente de HMIS<sup>10</sup>:

- Compra o alquiler de equipo de computadoras
- Comprar software o licencias de software

<sup>10</sup> Al momento, el Departamento de la Familia solo paga por la licencia de HMIS. Cualquier gasto adicional debe ser aportado mediante propuesta o autorización previa del Departamento de la Familia.

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Tabla 14: Actividades Eligibles para HMIS

- Comprar o alquilar de equipo, incluyendo teléfonos, maquinas de fax y muchos para los equipos.
- Apoyo técnico
- Alquiler de oficinas
- Hacer los gastos de electricidad, gas, agua, servicio telefónico o Internet de alta velocidad necesarios para operar o aportar datos al HMIS.
- El pago de salarios para la operación de HMIS, incluyendo:
  - Completar la entrada de datos
  - Monitorear y revisar la calidad de los datos
  - Completar análisis de datos
  - Reportar datos al "Lead" de HMIS
  - Capacitar al personal en el uso del HMIS o de una base de datos comparable
  - Implementar y cumplir con los requisitos de HMIS
- Pagar los costos del personal para viajar y asistir a capacitaciones auspiciadas y aprobadas por HUD sobre HMIS.
- Pagar los gastos de viaje del personal para llevar a cabo la entrada.
- Pagar honorarios del "Lead" de HMIS, si la entidad no es "Lead" de HMIS.

<p style="text-align: center;">Gobierno de Puerto Rico Departamento de la Familia Secretaría Auxiliar de Planificación e Informática Programa de Subvenciones de Emergencia (ESG)</p> <p style="text-align: center;"><b>MANUAL DE ESTÁNDARES PARA LA ADMINISTRACIÓN DE LOS FONDOS ESG</b></p>		
Validado por: Marleni del Carmen Caetano Secretaría Auxiliar 	Revisado por: Oficina de Sistemas y Procedimientos	Página 41 de 83
<p><b>E. ADMINISTRATIVO 24 CFR 576.108</b></p> <p>El Programa ESG permite utilizar los fondos para cubrir gastos administrativos subvencionados. Según establece la reglamentación <u>24 CFR 576.100 (c)</u>, solo el 7.5% de los fondos delegados pueden ser utilizados para actividades administrativas por el Departamento de la Familia. El Departamento de la Familia, como recipiente de los fondos administrativos, puede compartirlos con sus sub-recipientes que figuran como gobiernos locales (municipios), así como con sub-recipientes que son organizaciones sin fines de lucro <u>[24 CFR 576.108 (b)]</u>. Esto incluye los gastos de personal y los gastos generales directamente relacionados con las actividades elegibles según las componentes de servicio establecidos en 24 CFR 576.101 a la 24 CFR 576.107. Los fondos de ESG solo pueden ser destinados para actividades que el Departamento de la Familia y HUD consideren elegibles, por lo que las entidades deben acogerse a las normativas <u>(2 CFR 200)</u>. El modelo de distribución de fondos puede variar de un año a otro.</p> <p>Los estándares mínimos relacionados con asuntos administrativos son:</p> <ol style="list-style-type: none"> <li>1. Las entidades son responsables de la administración eficiente y efectiva de los fondos federales que reciben mediante la aplicación de buenas prácticas de administración.</li> <li>2. Los fondos recibidos por las entidades solo serán utilizados para implementar el proyecto o proporcionar los servicios del proyecto en conformidad con el presupuesto y no serán utilizados para ningún otro propósito.</li> <li>3. Las entidades subvencionados por fondos ESG deben administrar los fondos recibidos de acuerdo con los principios de costos aplicables en <u>2 CFR 200 (e)</u>.</li> <li>4. Las entidades deben asumir la responsabilidad de administrar los fondos federales de una manera consistente con los acuerdos, los objetivos del programa, los términos y</li> </ol>		

MANUAL DE ESTÁNDARES PARA LA ADMINISTRACIÓN DE LOS FONDOS ESG

Validado por: María de Carmo Castro  
Secretaría Auxiliar



Revisado por: Oficina de Sistemas y  
Procedimientos

Página 82 de 83

condiciones del fondo federal, y procurar la razonabilidad de los gastos operacionales y costos.

5. Según, 2 CFR 200.404, se considera un costo razonable si este, en su naturaleza y cantidad, no excede el costo que incuraría una persona prudente en las circunstancias que prevalecían al momento de tomar la decisión de incurrir en dicho costo.
6. Para determinar la razonabilidad de un costo, se debe tener en cuenta:
  - a. Si el costo es de tipo generalmente reconocido como ordinario y necesario para el funcionamiento de la entidad o el desempeño adecuado y eficiente de los fondos.
  - b. Las restricciones o requisitos impuestos por factores, tales como: las buenas prácticas comerciales; negociación de libre competencia; leyes y reglamentos federales, estatales, locales, tribales y de otro tipo; y los términos y condiciones del fondo.
  - c. Precios de mercado de bienes o servicios comparables para la zona geográfica.
  - d. Si las personas involucradas actuaron con prudencia en las circunstancias considerando sus responsabilidades con la entidad, sus empleados, el público en general y el gobierno federal.

Gobierno de Puerto Rico  
Departamento de la Familia  
Secretaría Auxiliar de Planificación e Informática  
Programa de Soluciones de Emergencia (ESG)

**MANUAL DE ESTÁNDARES PARA LA ADMINISTRACIÓN DE LOS FONDOS ESG**

Validado por: María do Carmo Caetano  
Secretaria Auxiliar

Revisado por: Oficina de Sistemas y  
Procedimientos

Página 83 de 83

**VIII. ENMIENDA**

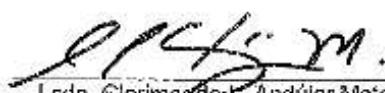
Estos estándares pueden ser enmendados por disposición de la secretaria o su representante autorizado, cuando sea necesario. Toda modificación o enmienda propuesta tiene que cumplir con los requisitos de leyes y disposiciones reglamentarias vigentes que apliquen. Además, las enmiendas deben ser informadas a todas las entidades subrecipientes de los fondos ESG.

**IX. APROBACIÓN Y VIGENCIA**

Estos estándares entrarán en vigor a partir de la fecha de aprobación y firma por la Secretaria del Departamento de la Familia.

15/ mayo /2017

Fecha



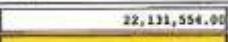
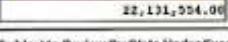
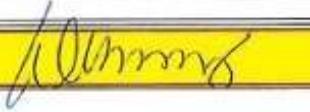
Loda, Glorimar de L. Andújar Matos  
Secretaria

El "Manual de Estándares para la Administración de los Fondos ESG" se trabajó a petición de la Secretaría Auxiliar de Planificación e Informática del Departamento de la Familia. Toda pregunta o comentario sobre su contenido debe ser dirigido a la siguiente dirección postal:  
DEPARTAMENTO DE LA FAMILIA  
SECRETARÍA AUXILIAR DE PLANIFICACIÓN E INFORMÁTICA  
P. O. Box 11398  
San Juan, Puerto Rico 00910-1398

## Grantee SF-424's and Certification(s)

OMB Number: 4010-0904 Expiration Date: 11/30/2025		
<b>Application for Federal Assistance SF-424</b>		
<p>* 1. Type of Submission:</p> <p><input type="checkbox"/> Preapplication  <input checked="" type="checkbox"/> Application  <input type="checkbox"/> Changed/Corrected Application</p>		<p>* 2. Type of Application:</p> <p><input checked="" type="checkbox"/> New  <input type="checkbox"/> Continuation  <input type="checkbox"/> Revision</p> <p>* If Revision, select appropriate letter(s):  <input type="checkbox"/> Other (Specify): _____</p>
<p>* 3. Date Received:</p> <p style="background-color: yellow; border: 1px solid black; padding: 2px;">[REDACTED]</p>		<p>4. Applicant Identifier:</p> <p style="border: 1px solid black; padding: 2px;">[REDACTED]</p>
<p>5a. Federal Entity Identifier:</p> <p style="border: 1px solid black; padding: 2px;">[REDACTED]</p>		<p>6a. Federal Award Identifier:</p> <p style="border: 1px solid black; padding: 2px;">[REDACTED]</p>
<b>State Use Only:</b>		
<p>6. Date Received by State:</p> <p style="border: 1px solid black; padding: 2px;">[REDACTED]</p>		<p>7. State Application Monitor:</p> <p style="border: 1px solid black; padding: 2px;">[REDACTED]</p>
<b>6. APPLICANT INFORMATION:</b>		
<p>* 8. Legal Name: <b>PR State Department of Housing</b></p>		
<p>* 9. Employer/Taxpayer Identification Number (EIN/TIN):  <b>66-9358579</b></p>		<p>* 10. DUNS:  <b>PRHHS/DOH/DOH</b></p>
<p>d. Address:</p>		
<p>* Street: <b>P.O. Box 21365</b></p>		
<p>Street2: _____</p>		
<p>* City: <b>San Juan</b></p>		
<p>County/Parish: _____</p>		
<p>* State: <b>PR: Puerto Rico</b></p>		
<p>Province: _____</p>		
<p>* County: <b>USA: UNITED STATES</b></p>		
<p>* Zip/Postal Code: <b>00921-1365</b></p>		
<p>e. Organizational Unit:</p>		
<p>Department Name:  <b>[REDACTED]</b></p>		<p>Division Name:  <b>[REDACTED]</b></p>
<p>f. Name and contact information of person to be contacted on matters involving this application:</p>		
<p>Prefix: <b>Mrs.</b> *First Name: <b>Aide</b></p>		
<p>Middle Name: <b>[REDACTED]</b></p>		
<p>*Last Name: <b>Gracia-Rivera</b></p>		
<p>Suffix: <b>[REDACTED]</b></p>		
<p>Title: <b>Special Aide to the Secretary</b></p>		
<p>Organizational Affiliation:  <b>PR State Department of Housing</b></p>		
<p>* Telephone Number: <b>787-274-3527</b></p>		<p>Fax Number: <b>787-350-5263</b></p>
<p>* Email: <b>agracia@vivindia.pr.gov</b></p>		

Application for Federal Assistance SF-424	
<b>* 9. Type of Applicant 1: Selected Applicant Type:</b> <input type="text" value="A: State Government"/>	
<b>Type of Applicant 2: Selected Applicant Type:</b> <input type="text"/>	
<b>Type of Applicant 3: Selected Applicant Type:</b> <input type="text"/>	
<b>* Other (specify):</b> <input type="text"/>	
<b>* 10. Name of Federal Agency:</b> <input type="text" value="U.S. Department of Housing and Urban Development"/>	
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text" value="14-228"/>	
<b>CFDA Title:</b> <input type="text" value="2000 Program"/>	
<b>* 12. Funding Opportunity Number:</b> <input type="text"/>	
<b>* Title:</b> <input type="text"/>	
<b>13. Corporation Identification Number:</b> <input type="text"/>	
<b>Title:</b> <input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="Block grant assistance to benefit low and moderate income families and individuals to obtain decent housing, a suitable living environment and expanded economic opportunities."/>	
<b>Attach supporting documents as specified in agency instructions.</b> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424			
16. Congressional Districts Of:			
* a. Applicant	PR		
* b. Program/Project			
Attach an additional list of Program/Project Congressional Districts if needed.			
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>			
17. Proposed Project:			
* a. Start Date:	07/01/2024		
* b. End Date: 06/30/2025			
18. Estimated Pending (B):			
* a. Federal	22,131,554.00		
* b. Applicant			
* c. State			
* d. Local			
* e. Other			
* f. Program Income			
* g. TOTAL	22,131,554.00		
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?			
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on 			
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.			
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.			
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If "Yes", provide explanation and attach:			
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>			
21. "By signing this application, I certify (1) to the statements contained in the list of certifications* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)			
<input checked="" type="checkbox"/> ** I AGREE			
* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.			
Authorized Representative:			
First:	Mr.	* First Name:	William
Middle Name:	Omar		
Last Name:	Rodriguez-Rodriguez		
Title:	PR State Department of Housing Secretary		
* Telephone Number:	787-274-2527	Fax Number: 787-258-3263	
* Email:	mr.rodriguez@vivienda.pr.gov		
* Signature of Authorized Representative:			* Date Signed: 5/15/24

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will receive the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. 534728-4763) relating to prescribed standards of merit systems for programs funded under one of the 10 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 300, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 534501 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. 5516-5161 1993, and 1985-1988), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. 553101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-358), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-618), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) 95023 and 627 of the Public Health Service Act of 1912 (42 U.S.C. 53280 et seq. and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 533801 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424D (Rev. 7-97)  
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-666) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and Federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1601-1608 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276a and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-100) and Executive Order (EO) 11514; (b) notification of sensitive facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of

Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1970, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-206).

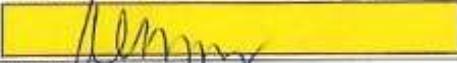
16. Will comply with the Wild and Scenic Rivers Act of 1988 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic river system.

17. Will assist the awarding agency in assuring compliance with Section 103 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§490a-1 et seq.).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1998 and OMB Circular No. A-133, "Audit of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. §7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		TITLE	
		PR State Department of Housing Secretary	
APPLICANT ORGANIZATION		DATE SUBMITTED	
PR State Department of Housing		May 15, 2024	

SF-424D (Rev. 7-97) Back

**ACKNOWLEDGEMENT OF RECEIPT**

The Puerto Rico Planning Board, designated as the Single Point of Contact (SPOC) by Executive Order 12372 and Administrative Bulletin 4184 as amended, has received for review and comments the following:

<input type="checkbox"/> Notice of intent or pre-application	<input checked="" type="checkbox"/> Application
<input type="checkbox"/> State Plan	<input type="checkbox"/> Block Grant
<input type="checkbox"/> Other	

**Title of Project:** Consolidated Plan 2024  
**CFDA Number:** 14.228 Community Development Block Grants  
**Applicant:** Puerto Rico Housing Department

The State Application Identifier (SAI) number assigned is:  
PR(G)24-98-0003-308-5

The SAI number must be incorporated in Item 7 of Standard Form (SF-424) in the application submitted to the Federal Agency, and in any subsequent document that relates to this proposal.

Applicant is reminded to inform SPOC of approval or denial of federal assistance 5 days after formal notification.

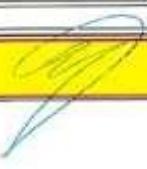
Date: June 3, 2024 By: Darlyn M. Amador (signed)  
Office of Federal Affairs

Autorizado por la Oficina del Contralor General OCE-SA-2024-03531  
Contralor General del Estado de Puerto Rico, Av. Dr. Eugenio Díaz, 20, San Juan, PR 00910, Puerto Rico 00910-1119  
1-787-723-6200 • [www.oce.gobierno.pr](http://www.oce.gobierno.pr)



Application for Federal Assistance SF-424			
* 1. Type of Submission:	* 2. Type of Application:		
<input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* 3. Revision, select appropriate letter(s): <input type="checkbox"/> Other (Specify): _____	
* 3. Date Received:	4. Applicant Identifier:		
5. Federal Entity Identifier:		6. Federal Award Identifier:	
State Use Only:			
6. Date Received by State:	7. State Application Identifier:		
8. APPLICANT INFORMATION:			
* 9. Legal Name:	PR STATE DEPARTMENT OF HEALTH		
* 10. Employer/Exemptor Identification Number (EIN/TIN):	* 11. DUNS:		
00-0437470	00100000000000000000000000000000		
d. Address:			
* Street1:	PO Box 20366		
Street2:			
* City:	San Juan		
County/Parish:			
* State:	PR: Puerto Rico		
Province:			
* Country:	USA: UNITED STATES		
* Zip/Postal Code:	00936-8164		
e. Organizational Unit:			
Department Name:	Division Name:		
PR STATE DEPARTMENT OF HEALTH	BOPVA		
f. Name and contact information of person to be contacted on matters involving this application:			
First:	Dr.	* First Name:	Ramón
Middle Name:	A.		
* Last Name:	Reyes-Cotto		
Suffix:	Ph.D		
Title:	Program Director / PE		
Organizational/Division:			
PR STATE DEPARTMENT OF HEALTH			
* Telephone Number:	787-765-2929 ext 3623	Fax Number:	
* Email:	ramon.reyes@salud.pr.gov		

Application for Federal Assistance SF-424			
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p>A: State Government: <input type="text"/></p> <p>Type of Applicant 2: Select Applicant Type: <input type="text"/></p> <p>Type of Applicant 3: Select Applicant Type: <input type="text"/></p> <p>* Other (specify): <input type="text"/></p>			
<p>* 10. Name of Federal Agency:</p> <p>U.S. Department of Housing and Urban Development: <input type="text"/></p>			
<p>11. Catalog of Federal Domestic Assistance Number:</p> <p>14.241: <input type="text"/></p> <p>CFDA Title: <input type="text"/></p>			
<p>* 12. Funding Opportunity Number:</p> <p><input type="text"/></p> <p>* Title: <input type="text"/></p>			
<p>13. Competition Identification Number:</p> <p><input type="text"/></p> <p>TIN: <input type="text"/></p>			
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p><input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/></p>			
<p>* 15. Descriptive Title of Applicant's Project:</p> <p>Assistance to non-profit, faith based organizations, and municipalities which provide housing and supportive services to low income families and individuals living with HIV/AIDS. <input type="text"/></p>			
<p>Attach supporting documents as specified in agency instructions.</p> <p><input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/></p>			

Application for Federal Assistance SF-424			
16. Congressional Districts Of:			
* a. Applicant: <input type="text" value="PR"/>	* b. Program/Project: <input type="text" value="PR"/>		
Attach an additional list of Program/Project Congressional Districts if needed.			
<input type="text"/>	<input type="button" value="Add Attachment"/>	<input type="button" value="Delete Attachment"/>	<input type="button" value="View Attachment"/>
17. Proposed Project:			
* c. Start Date: <input type="text" value="01/01/2024"/>	* d. End Date: <input type="text" value="06/30/2025"/>		
18. Estimated Funding (\$):			
* e. Federal: <input type="text" value="2,507,917.00"/>			
* f. Applicant: <input type="text"/>			
* g. State: <input type="text"/>			
* h. Local: <input type="text"/>			
* i. Other: <input type="text"/>			
* j. Program Income: <input type="text"/>			
* k. TOTAL: <input type="text" value="2,507,917.00"/>			
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?			
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.			
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If "Yes", provide explanation and attach:			
<input type="text"/>	<input type="button" value="Add Attachment"/>	<input type="button" value="Delete Attachment"/>	<input type="button" value="View Attachment"/>
21. By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)			
<input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>			
Authorized Representative:			
Prefix: <input type="text" value="Dr."/>	* First Name: <input type="text" value="Carlos"/>		
Middle Name: <input type="text" value="R."/>			
* Last Name: <input type="text" value="Mellado-López"/>			
Suffix: <input type="text" value="H.D."/>			
* Title: <input type="text" value="PR State Department of Health Secretary"/>			
* Telephone Number: <input type="text" value="787-765-2929"/>	Fax Number: <input type="text" value="181-294-3307"/>		
* Email: <input type="text" value="carlos.mellado@salud.pr.gov"/>			
* Signature of Authorized Representative: 			
* Date Signed: <input type="text" value="May 17, 2024"/>			

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0308  
Expiration Date: 02/28/2026

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0942), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4720-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 964001 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 89-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1688), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§60101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-618), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable

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Standard Form 424D (Rev. 7-97)  
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §974), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of

Federal actions to State (Clean Air) Implementation Plans under Section 176(g) of the Clean Air Act of 1965, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-206).

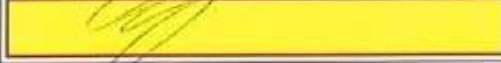
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§490a-1 et seq.).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1998 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	PR State Department of Health Secretary
APPLICANT ORGANIZATION	DATE SUBMITTED
PR State Department of Health	May 17, 2024

SF-424D (Rev. 7-07) Back

JP-389.2 Rev  
12 mar 93

Government of Puerto Rico  
Puerto Rico Planning Board  
PO Box 41119, Minillas Station  
San Juan, PR 00940-1119

**ACKNOWLEDGEMENT OF RECEIPT**

The Puerto Rico Planning Board, designated as the Single Point of Contact (SPOC) by Executive Order 12372 and Administrative Bulletin 4184 as amended, has received for review and comments the following:

<input type="checkbox"/>	Notice of intent or pre-application	<input checked="" type="checkbox"/>	Application
<input type="checkbox"/>	State Plan	<input type="checkbox"/>	Block Grant
<input type="checkbox"/>	Other		

**Title of Project:** HOPWA Program

**CFDA Number:** 14.241 Housing Opportunities for Persons with AIDS

**Applicant:** PR Department of Health

The State Application Identifier (SAI) number assigned is:

PR(G)24-98-0603-310-S

The SAI number must be incorporated in Item 7 of Standard Form (SF-424) in the application submitted to the Federal Agency, and in any subsequent document that relates to this proposal.

Applicant is reminded to inform SPOC of approval or denial of federal assistance 5 days after formal notification.

**Date:** June 3, 2024

**By:** Darlyn M. Ampadur(signed)

Office of Federal Affairs

Autorizado por la Oficina del Controlador Electoral OCE-5A-2024-09533

Calle 1111, Edificio 1111, P.O. Box 41119, San Juan, PR 00940-1119



Application for Federal Assistance SF-424			
* 1. Type of Submission:		* 2. Type of Application:	
<input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		<input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
* 3. Date Received:		* 4. Applicant Identifier:	
<input type="text"/>		<input type="text"/>	
5a. Federal Entity Identifier:		5b. Federal Award Identifier:	
<input type="text"/>		<input type="text"/>	
State Use Only:			
6. Date Received by State:		7. State Application Identifier:	
B. APPLICANT INFORMATION:			
* a. Legal Name: PR Department of the Family			
* b. Employer/Taxpayer Identification Number (EIN/TIN): 06-0707858		* c. UEI: EGXERCUFENJ8	
d. Address:			
* Street1: PR Box 111358		Street2:	
* City: SAN JUAN		County/Parish:	
* State: PR: Puerto Rico		Province:	
* Country: USA: UNITED STATES		* Zip / Postal Code: 00910-11358	
e. Organizational Unit:			
Department Name: PR Department of the Family		Division Name: ESD program	
f. Name and contact information of person to be contacted on matters involving this application:			
* Title: Argie Diaz		* First Name: Argie	
* Middle Name: Gonzales		* Last Name: DIAZ-GONZALES	
* Suffix: None		Title: ESD Program Executive Director	
Organizational Affiliation: PR Department of the Family			
* Telephone Number: 787-268-8960		Fax Number: 787-296-8112	
* Email: argie.diaz@familia.pr.gov			

Application for Federal Assistance SF-424				
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <input type="text" value="All State Government"/> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>				
<p>* 10. Name of Federal Agency:</p> <input type="text" value="U.S. Department of Housing and Urban Development"/>				
<p>11. Catalog of Federal Domestic Assistance Number:</p> <input type="text" value="14.231"/> <p>CFDA Title:</p> <input type="text" value="ESG Program"/>				
<p>* 12. Funding Opportunity Number:</p> <input type="text"/> <p>* Title:</p> <input type="text"/>				
<p>13. Competition Identification Number:</p> <input type="text"/> <p>Title:</p> <input type="text"/>				
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text"/> <div style="display: flex; justify-content: space-around;"> <a href="#">Add Attachment</a> <a href="#">Delete Attachment</a> <a href="#">View Attachment</a> </div>				
<p>* 15. Descriptive Title of Applicant's Project:</p> <input type="text" value="Funding for street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance and EMIIS."/>				
<p>Attach supporting documents as specified in agency instructions.</p> <div style="display: flex; justify-content: space-around;"> <a href="#">Add Attachments</a> <a href="#">Delete Attachments</a> <a href="#">View Attachments</a> </div>				

Application for Federal Assistance SF-424			
16. Congressional Districts Of:			
* a. Applicant	<input type="text" value="FL"/>		
* b. Program/Project <input type="text" value="19"/>			
Attach an additional list of Program/Project Congressional Districts if needed.			
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>			
17. Proposed Project:			
* a. Start Date	<input type="text" value="07/01/2024"/>		
* b. End Date <input type="text" value="06/30/2025"/>			
18. Estimated Funding (\$):			
* a. Federal	<input type="text" value="3,461,169.00"/>		
* b. Applicant	<input type="text"/>		
* c. State	<input type="text"/>		
* d. Local	<input type="text"/>		
* e. Other	<input type="text"/>		
* f. Program Income	<input type="text"/>		
* g. TOTAL	<input type="text" value="3,461,169.00"/>		
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?			
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>			
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.			
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.			
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If "Yes", provide explanation and attach			
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>			
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)			
<input checked="" type="checkbox"/> ** I AGREE			
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.			
Authorized Representative:			
First:	<input type="text"/>	* First Name	<input type="text" value="Celia"/>
Middle Name:	<input type="text"/>		
* Last Name:	<input type="text" value="Rodriguez-Trujillo"/>		
Suffix:	<input type="text"/>		
* Title:	<input type="text" value="Department of the Family Secretary"/>		
* Telephone Number:	<input type="text" value="787-234-4900"/>	Fax Number:	<input type="text" value="787-294-0732"/>
* Email:	<input type="text" value="argie.diaz@on111a.pr.gov"/>		
* Signature of Authorized Representative:			
		* Date Signed: <input type="text" value="17/04/2024"/>	

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424D (Rev. 7-87)  
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-648) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1601-1608 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276b and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11736; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of
- Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1965, as amended (42 U.S.C. §57401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 108 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11503 (Identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§480a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1998 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		TITLE	
		FWS Department of the Family Secretary	
APPLICANT ORGANIZATION		DATE SUBMITTED	
FWS Department of the Family		19/May/2024	

SF-424D (Rev. 7-97) Beck

**ACKNOWLEDGEMENT OF RECEIPT**

The Puerto Rico Planning Board, designated as the Single Point of Contact (SPOC) by Executive Order 12372 and Administrative Bulletin 4184 as amended, has received for review and comments the following:

<input type="checkbox"/>	Notice of intent or pre-application	<input checked="" type="checkbox"/>	Application
<input type="checkbox"/>	State Plan	<input type="checkbox"/>	Block Grant
<input type="checkbox"/>	Other		

**Title of Project:** ESG Program

**CFDA Number:** 14.231 Emergency Solution Grant Program

**Applicant:** Puerto Rico Housing Department

The State Application Identifier (SAI) number assigned is:

PR(G)24-98-0603-309-S

The SAI number must be incorporated in Item 7 of Standard Form (SF-424) in the application submitted to the Federal Agency, and in any subsequent document that relates to this proposal.

Applicant is reminded to inform SPOC of approval or denial of federal assistance 5 days after formal notification.

Date: June 3, 2024

By: Darilyn M. Amador(signed)  
Office of Federal Affairs

Autorizado por la Oficina del Contralor Electoral OCE-SA-2024-03633

Centro Gobernamental Roberto Ruíz Vélez, Av. Dr. Diego Páez, 22, Santurce - P.O. Box 41119, San Juan, Puerto Rico 00940-1119

1-787-723-0200 • [jp.pr.gov](http://jp.pr.gov)



Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* 11. Recipient, select appropriate item(s): <input type="checkbox"/> Other (Specify): _____	
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>		
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>		
State Use Only:			
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>		
B. APPLICANT INFORMATION:			
* a. Legal Name: PR Housing Finance Authority			
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/> 65-0433752		* c. UEI: <input type="text"/> 0JURX1TSV3A3	
d. Address:			
* Block#: <input type="text"/> PO Box 71361	Street#: <input type="text"/>		
* City: <input type="text"/> San Juan	County/Parish: <input type="text"/>		
* State: <input type="text"/> PR: Puerto Rico	Prov/Zip: <input type="text"/>		
* County: <input type="text"/> USA: UNITED STATES	Zip/Postal Code: <input type="text"/> 00936-0401		
e. Organizational Unit:			
Department Name: <input type="text"/> PR Housing Finance Authority	Division Name: <input type="text"/> HOME Program		
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix: <input type="text"/> Mr.	* First Name: <input type="text"/> Javier		
Middle Name: <input type="text"/> E.			
* Last Name: <input type="text"/> Tregala			
Suffix: <input type="text"/>			
Title: <input type="text"/> Director - HOME & HFF Program			
Organizational Affiliation: <input type="text"/> Puerto Rico Housing Finance Authority			
* Telephone Number: <input type="text"/> 787-946-0045		Fax Number: <input type="text"/>	
* Email: <input type="text"/> Javier.s.tregala@afv.pr.gov			

Application for Federal Assistance SF-424			
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="A: State Government"/> <b>Type of Applicant 2: Select Applicant Type:</b> <input type="text"/> <b>Type of Applicant 3: Select Applicant Type:</b> <input type="text"/> <b>* Other (pool):</b> <input type="text"/>			
<b>* 10. Name of Federal Agency:</b> <input type="text" value="U.S. Department of Housing and Urban Development"/> <b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text" value="14-239"/> <b>CFDA Title:</b> <input type="text"/>			
<b>* 12. Funding Opportunity Number:</b> <input type="text"/> <b>* Title:</b> <input type="text"/>			
<b>13. Competition Identification Number:</b> <input type="text"/> <b>Title:</b> <input type="text"/>			
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>			
<b>* 15. Describe/Title of Applicant's Project:</b> <input type="text" value="Expand the affordable housing offer for low and very low income families by providing subsidies to local governments, non-profit organizations, developers, and other eligible entities."/>			
<i>Attach supporting documents as specified in agency instructions.</i> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>			

Application for Federal Assistance SF-424			
18. Congressional Districts On:			
* a. Applicant	<input type="text" value="PA"/>		
* b. Program/Project			
<input type="text" value="PA"/>			
Attach an additional list of Program/Project Congressional Districts if needed.			
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>			
19. Proposed Project:			
* a. Start Date	<input type="text" value="01/01/2024"/>		
* b. End Date: <input type="text" value="06/30/2025"/>			
20. Estimated Pending (\$):			
* a. Federal	<input type="text" value="13,212,534.00"/>		
* b. Applicant	<input type="text" value=" "/>		
* c. State	<input type="text" value=" "/>		
* d. Local	<input type="text" value=" "/>		
* e. Other	<input type="text" value=" "/>		
* f. Program Income	<input type="text" value=" "/>		
* g. TOTAL	<input type="text" value="13,212,534.00"/>		
* 19. Is Application Subject to Review By State Major Executive Order 12372 Process?			
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text" value=" "/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.			
* 20. Is the Applicant Delinquent on Any Federal Debt? (If "Yes," provide explanation in attachment.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text" value=" "/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>			
21. By signing this application, I certify (1) to the statements contained in the list of certifications* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 10, Section 1601)			
<input checked="" type="checkbox"/> ** I AGREE * The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.			
Authorized Representative:			
First:	<input type="text" value="Athena"/>	* First Name:	<input type="text" value="Fernandez"/>
Middle Name:	<input type="text" value=" "/>	Last Name:	
* Last Name:	<input type="text" value="Fernandez-Gonzales"/>		
Title:	<input type="text" value="PA Housing Finance Authority Exec. Director"/>		
* Telephone Number:	<input type="text" value="707-545-0949"/>	Fax Number:	
* Email: <input type="text" value="Athena.Fernandez@hfa.ca.gov"/>			
* Signature of Authorized Representative:		<input type="text" value=" "/>	
		* Date Signed: <input type="text" value="05/23/2024"/>	

**ASSURANCES - CONSTRUCTION PROGRAMS**

OMB Number: 4040-0000

Expiration Date: 02/28/2020

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing it to burden, to the Office of Management and Budget, Paperwork Reduction Project (0340-0412), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the funding agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management, and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards of agency directives.
3. Will not dispose of, modify the use of, or change in the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal assistance agency's interests and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-disposition during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the hiring, review and approval of construction firms and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Interovernmental Personnel Act of 1978 (42 U.S.C. §§4724-4761), relating to prescribed standards of merit systems for programs funded under one of the 19 authorities or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 300, Subpart F).
9. Will comply with the Land-Based Paint Pollution Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of land-based paint in construction or rehabilitation of residential structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681, 1683, and 1686, 1980), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §704), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§401-407), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-618), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§625 and 627 of the Public Health Service Act of 1944 (42 U.S.C. §§280d-5 and 280 ee-2), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable

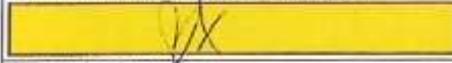
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Standard Form 4240 (Rev. 7-87)  
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§270a to 270e-7), the Copeland Act (40 U.S.C. §270e and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of

Federal actions to State (Clean Air) Implementation Plans under Section 170(c) of the Clean Air Act of 1965, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-623); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11583 (Identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1990 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		TITLE	
		M. Housing Finance Authority exec. Director	
APPLICANT ORGANIZATION		DATE SUBMITTED	
M. Housing Finance Authority		05/23/2024	

SF-624D (Rev. 7-97) Back

Government of Puerto Rico  
Puerto Rico Planning Board  
PO Box 41119, Minillas Station  
San Juan, PR 00940-1119

**ACKNOWLEDGEMENT OF RECEIPT**

The Puerto Rico Planning Board, designated as the Single Point of Contact (SPOC) by Executive Order 12372 and Administrative Bulletin 4184 as amended, has received for review and comments the following:

Notice of intent or pre-application       Application  
 State Plan       Block Grant  
 Other

Title of Project: HOME

CFDA Number: 14.239

Applicant: PR Housing Finance Authority

The State Application Identifier (SAI) number assigned is:

**PR (G) 24-98-0604-312-S**

The SAI number must be incorporated in Item 7 of Standard Form (SF-424) in the application submitted to the Federal Agency, and in any subsequent document that relates to this proposal.

Applicant is reminded to inform SPOC of approval or denial of federal assistance 5 days after formal notification.

Date: 6/4/2024      By: Darlyn M. Amador(signed)  
Office of Federal Affairs

Application for Federal Assistance SF-624			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision <input type="checkbox"/> Other (Specify): _____	* 3. Date Received: [Yellow Box]	
4. Application Identifier: [Yellow Box]		5a. Federal Entity Identifier: [Yellow Box]	
5b. Federal Award Identifier: [Yellow Box]		6. State Use Only: 6a. Date Received by State: [Yellow Box] 6b. State Application Identifier: [Yellow Box]	
3. APPLICANT INFORMATION:			
* a. Legal Name: <b>PR Housing Finance Authority</b>			
* b. Employer/Employer Identification Number (EIN/EN): <b>66-0433753</b>		* c. DUNS: <b>00000000000000000000</b>	
d. Address:			
* Street: <b>10 Bar 71361</b>	* City: <b>SAN JUAN</b>		
State/Zip: <b>Puerto Rico</b>	* County: <b>U.S.A. UNITED STATES</b>		
Prefix: [Yellow Box]	* Zip / Postal Code: <b>00936-9461</b>		
e. Organizational Unit:			
Department Name: <b>PR Housing Finance Authority</b>	Division Name: <b>HF Program</b>		
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix: <b>Mr.</b>	* First Name: <b>Javier</b>	Middle Name: <b>E.</b>	
* Last Name: <b>trejo</b>	Suffix: [Yellow Box]		Title: <b>Director - HF Program Director</b>
Organizational Affiliation: <b>Puerto Rico Housing Finance Authority</b>			
* Telephone Number: <b>787-916-6045</b>	Fax Number: [Yellow Box]		* Email: <b>Javier.e.trejo@hfpr.gov</b>

Application for Federal Assistance SF-424				
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p><input type="text" value="A. State Government"/></p> <p>Type of Applicant 2: Select Applicant Type:</p> <p><input type="text"/></p> <p>Type of Applicant 3: Select Applicant Type:</p> <p><input type="text"/></p> <p>* Other (specify): <input type="text"/></p>				
<p>* 10. Name of Federal Agency:</p> <p><input type="text" value="U.S. Department of Housing and Urban Development"/></p>				
<p>11. Catalog of Federal Domestic Assistance Number:</p> <p><input type="text" value="14-275"/></p> <p>CFOA Title:</p> <p><input type="text" value="REF Program"/></p>				
<p>* 12. Funding Opportunity Number: <input type="text"/></p> <p>* Title: <input type="text"/></p>				
<p>13. Commodity Identification Number: <input type="text"/></p> <p>Title: <input type="text"/></p>				
<p>14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/></p> <p><input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/></p>				
<p>* 15. Descriptive Title of Applicant's Project: <input type="text" value="Increase and preserve affordable, safe and hygienic housing for families with extremely low income and very low income."/> <input type="text"/></p>				
<p>Attach supporting documents as specified in agency instructions.</p> <p><input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/></p>				

Application for Federal Assistance SF-424			
16. Congressional Districts Of:			
* a. Applicant	<input type="text" value="PR"/>		
* b. Program/Project			
<input type="text" value="PR"/>			
Attach an additional list of Program/Project Congressional Districts if needed.			
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>			
17. Proposed Project:			
* a. Start Date:	<input type="text" value="01/01/2024"/>		
* b. End Date: <input type="text" value="05/30/2025"/>			
18. Estimated Funding (\$):			
* a. Federal	<input type="text" value="712,713.00"/>		
* b. Applicant	<input type="text" value=""/>		
* c. State	<input type="text" value=""/>		
* d. Local	<input type="text" value=""/>		
* e. Other	<input type="text" value=""/>		
* f. Program Income	<input type="text" value=""/>		
* g. TOTAL	<input type="text" value="712,713.00"/>		
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?			
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>			
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.			
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.			
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If "Yes", provide explanation and attach			
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>			
21. By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I except an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)			
<input checked="" type="checkbox"/> ** I AGREE			
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.			
Authorized Representative:			
Prefix:	<input type="text" value="Mrs."/>	* First Name:	<input type="text" value="Blanca"/>
Middle Name:	<input type="text" value="P."/>		
* Last Name:	<input type="text" value="Fernandez-Gonzales"/>		
Suffix:	<input type="text"/>		
* Title:	<input type="text" value="PR Housing Finance Authority Exec. Director"/>		
* Telephone Number:	<input type="text" value="787-946-8045"/>	Fax Number:	<input type="text"/>
* Email:	<input type="text" value="blanca.fernandez@afy.pr.gov"/>		
* Signature of Authorized Representative:			* Date Signed: <input type="text" value="05/23/2024"/>

**ASSURANCES - CONSTRUCTION PROGRAMS**OMB Number: 4110-0009  
Expiration Date: 03/03/2023

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and just notice from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to insure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4720-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Professional Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§45501 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence inventories.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 89-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1081, 1633, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment, and Rehabilitation Act of 1970 (P.L. 91-610), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 621 of the Public Health Service Act of 1944 (42 U.S.C. §§280 d-3 and 280 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Used

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Standard Form 424D (Rev. 7-67)  
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-600) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§ 1601-1608 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§ 270a to 270a-7), the Copeland Act (40 U.S.C. § 270c and 18 U.S.C. § 674), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 3327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) initiation of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-100) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11988; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§ 1451 et seq.); (f) conformity of

Federal actions to State (Clean Air) implementation Plans under Section 170(c) of the Clean Air Act of 1965, as amended (42 U.S.C. §§ 7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§ 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 108 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470), EO 11653 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§ 460a-1 et seq.).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1986 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibit grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	PR Housing Finance Authority Exec. Director
APPLICANT ORGANIZATION	DATE SUBMITTED
PR Housing Finance Authority	05/23/2024

SF-424D (Rev. 7-87) Back

Government of Puerto Rico  
Puerto Rico Planning Board  
PO Box 41119, Minillas Station  
San Juan, PR 00940-1119

**ACKNOWLEDGEMENT OF RECEIPT**

The Puerto Rico Planning Board, designated as the Single Point of Contact (SPOC) by Executive Order 12372 and Administrative Bulletin 4184 as amended, has received for review and comments the following:

Notice of intent or pre-application       Application  
 State Plan       Block Grant  
 Other

Title of Project: HTF

CFDA Number: 14.275

Applicant: Puerto Rico Housing Finance Authority

The State Application Identifier (SAI) number assigned is:

**PR (G) 24-98-0604-313-S**

The SAI number must be incorporated in Item 7 of Standard Form (SF-424) in the application submitted to the Federal Agency, and in any subsequent document that relates to this proposal.

Applicant is reminded to inform SPOC of approval or denial of federal assistance 5 days after formal notification.

Date: 06/04/2024      By: Darlyn M. Amador(signed)  
Office of Federal Affairs

#### STATE CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the State certifies that:

**Affirmatively Further Fair Housing** -- The State will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** -- To the best of the State's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraphs 1 and 2 of this certification be included in the award documents for all subawards of all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of State** -- The submission of the consolidated plan is authorized under State law and the State possesses the legal authority to carry out the programs under the consolidated plan for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the State's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701o) and implementing regulations at 24 CFR Part 75.

  
Signature of Authorized Official

5/27/2024  
Date

  
Title

**Specific Community Development Block Grant Certifications**

The State certifies that:

**Citizen Participation** -- It is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §91.115 and each unit of general local government that receives assistance from the State is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §570.486.

**Consultation with Local Governments** --

1. It has consulted with affected units of local government in the nonmetropolitan area of the State in determining the method of distribution of funding;
2. It engages in or will engage in planning for community development activities;
3. It provides or will provide technical assistance to units of local government in connection with community development programs; and
4. It will not refuse to distribute funds to any unit of general local government on the basis of the particular eligible activity selected by the unit of general local government to meet its community development needs, except that a State is not prevented from establishing priorities in distributing funding on the basis of the activities selected.

**Local Needs Identification** -- It will require each unit of general local government to be funded to identify its community development and housing needs, including the needs of low-income and moderate-income families, and the activities to be undertaken to meet those needs.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Use of Funds** -- It has compiled with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of abuse or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
2. **Overall Boxedit.** In the aggregate, not less than 70 percent of the CDBG funds, including Section 101 generalized funds, received by the State during the following fiscal year(s) 2024, 2025, and 2026 [a period designated by the State of one, two, or three specific consecutive fiscal year(s)] will be used for activities that benefit persons of low and moderate income.

**Housing Opportunities for Persons With AIDS Certifications**

The State HOPWA grantee certifies that:

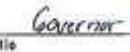
**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under the program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years, in the case of any building or structure purchased, leased, rehabilitated, renovated, or converted with HOPWA assistance;
2. For a period of not less than 3 years, in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

  
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Signature of Authorized Official

5/28/2024  
\_\_\_\_\_  
Date

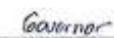
  
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Title

**Homeless Persons Involvement** – To the maximum extent practicable, the subrecipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted ESG.

**Consolidated Plan** – All activities the subrecipient undertakes with assistance under ESG are consistent with the State's current HUD-approved consolidated plan.

  
\_\_\_\_\_  
Signature of Authorized Official

5/24/2024  
Date

  
\_\_\_\_\_  
Title

**Specific HOME Certifications**

The State certifies that:

**Tenant Based Rental Assistance** -- If it plans to use HOME funds for tenant-based rental assistance, tenant-based rental assistance is an essential element of the State's consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through §92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy Layering** -- Before committing any funds to a project, the State or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest **any more** HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



\_\_\_\_\_  
Signature of Authorized Official

5/28/2024  
\_\_\_\_\_  
Date



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Title

**3. Special Assessments:** It will not attempt to recover any capital costs of public improvements assisted with CDBG Funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It will require units of general local government that receive CDBG funds to certify that they have adopted and are enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination Laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Compliance with Laws** -- It will comply with applicable laws.

  
Signature of Authorized Official

5/28/2024  
Date

Governor  
Title

#### **Emergency Solutions Grant Certifications**

Each State that seeks funding under the Emergency Solutions Grants Program must provide the following certifications:

**Matching Funds** – The State will obtain any matching amounts required under 24 CFR 576.201 in a manner so that its subrecipients that are least capable of providing matching amounts receive the benefit of the exception under 24 CFR 576.201(a)(2).

**Discharge Policy** – The State will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

**Confidentiality** – The State will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

The State will ensure that its subrecipients comply with the following criteria:

**Major Rehabilitation/Conversion/Renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – If ESG funds are used for shelter operations or essential services related to street outreach or emergency shelter, the subrecipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the applicant serves the same type of persons (e.g., individuals with children, unaccompanied youth, veterans, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The subrecipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for such individuals.

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.