

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0 PHA Information

PHA Name: PR Public Housing Administration PHA Code: RQ – 005

PHA Type: Small High Performing Standard HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): July 1, 2013

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: 55,142 Number of HCV units: 0

3.0 Submission Type

5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia

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

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:

The Puerto Rico Public Housing Administration’s (PRPHA) mission is to effectively administer the resources of the public housing program, promote social and economic self-sufficiency services for the residents, and together contribute towards a better quality of life in Puerto Rico.

5.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Area Procurement and Contracting

Goal Number One

See "HUD Handbook 7460.8 Rev. 2" Section 1.3:" Source Requirements" and Chapter 13: "State and Local Laws and Regulations Governing PHA Procurement"

Amend Regulation# 6405, Procurement Manual for Public Housing Administration (PRPHA), so that its provisions are similar to all procurement laws (local and federal) applicable to the PRPRA.

- Standardize tasks
- Incorporate changes to processes
- Incorporate Exclusions - The Procurement Manual does not apply to:
 - Administration of Housing Voucher Program for rental housing under Section 8
 - Revenue generated by the "Central Cost Center through fee arrangements for services under the "24 CFR 990", such as: management fees, accounting fees, asset management fees, etc. Revenues from fees are governed by local requirements.

Goal Number Two

See "HUD Handbook 7460.8 Rev. 2" Section 2.6. Personnel Staff and Training

Establish a continued education program for technical personnel, specialists and supervisors.

Goal Number Three

See "HUD Handbook 7460.8 Rev. 2" Chapter 15 Career Opportunities / Training and Recruitment with small business, business owners, residents, business and other business of disadvantaged minorities.

Increase the involvement of small business owners, women business owners and individuals or firms from residents of public housing projects of the PRPHA.

Goal Number Four

See "24 CFR Part 965 and 990", "Notice PIH 2009-43 (HA)", "Notice PIH 2009-16 (HA)", "Notice PIH 2009-15 (HA)" and "Notice PIH 2009-9 (HA)"

Establish practices for the procurement of services and organic products, such as; painting with no or low in organic compounds (Volatile Organic Compounds (VOC)), equipment or fixtures that are "ENERGY STAR" qualified water saver products (Water Sense) products from recycled or recyclable material, etc.

Goal Number Five

“HUD Handbook 7460.8 Rev. 2”, Section 6.5. Invitation for Bid, B. Method of Solicitation, 3. E-procurement.

Increasing advertisement on a new comprehensive procurement website and establishing procedures to further expand e-procurement milestones such as e-purchase of bid packages, among others.

Goal Number Six

Establish a protocol for scanning supplementary contracts documents. This system will diminish the possibility that the documents are lost or suffer any damage. Moreover, decrease paper use, lowering costs and protecting the environment.

5.2

Goal Number Seven

Provide monitoring program contracts with the tools necessary to increase oversight of all processes at central and administrators of our agents. With this, we will seek to improve administrative practices, so as to fully comply with the regulations and legislation, as well as contractual arrangements between the parties.

Admission and Continued Occupancy Area

Goals and Objective

1. Expanding opportunities for assisted housing by implementing a mechanized and central waiting list by project.

A. Objectives:

a. Complete mechanization of the waiting list and acquisition of technology equipment.

2. Strengthen the quality of life of communities and revitalize the economy by designating these projects or buildings for the elderly or disabled persons and ensure compliance with the lease.

A. Objectives

a. Renew the proposal of the elderly centers.

3. Continue using the "Enterprise Income Verification (EIV) as a tool to reduce errors in the determination of income and ensure that eligible families bear a home for a fair rental payment.

A. Objectives

i. Review the procedure to harmonize with the existing regulations.

ii. Implementation of the policy for the collection of debts resulting from the work of reporting cases of EIV.

4. Implement the policies contained in the "Admission and Continued Occupancy Policy (ACOP).

5. A study of comparable private market, to review and update of credits for utilities as power measurement standards in place, review of the minimum, in accordance with applicable regulations, and maximum rent determination.

Property Management Bureau
Maintenance Operations Division

Our mission is to ensure that the projects of the PRPHA to be administered by the municipality and / or management agents (private) develop a maintenance plan to provide safe homes, safe and sanitary condition at all our public housing residents.

Goals

- Each of our projects are administered by the municipality and/or management agents (private) should develop an Annual Maintenance Plan and a Preventive Maintenance Plan, according to new guidelines.
- The training of each and every one of the management agents (private, local authority) of our public housing projects.
- To assess the implementation and execution of the Preventive Maintenance Plan.
- Improve the implementation of Preventive Maintenance Plan.
- Continue to provide technical training to administrative staff on the importance of preventive maintenance.

Internal Audit

Goals and Objectives

5.2

Mission:

The mission of the Internal Audit Office (IAO) of the Puerto Rico Public Housing Administration (PRPHA) is to provide an independent, objective assurance and consulting activity designed to add value and improve PRPHA's operations. The IAO helps the PRPHA to accomplish its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes.

The Office aims to determine whether the established structures are suitable and work to ensure that:

- Risks are properly identified and managed.
- The interaction between administrative groups is appropriate.
- Financial, managerial and operational information is accurate, reliable, and timely.
- The actions of employees are in compliance with the policies, rules, procedures and laws and applicable regulations.
- Resources are duly acquired, used efficiently and properly safeguarded, Programs, plans and management objectives are being achieved.
- The quality and continuous improvement are covered by control processes.
- Legislative or regulatory issues with significant impact to the PHA are properly identified and addressed.

The Internal Audit Office assures that funds assigned to the Puerto Rico Public Housing Administration are properly used; improve internal control and strength the Agency image. The results of the audits shall be informed at the appropriated levels of management.

Goals:

Establish an Internal Audit Office with necessary, highly trained personnel and the equipment to provide an objective and independent evaluation of the Agency, especially for the management of risk and internal controls adding value and improving the operational processes of the Agency helping Management to achieve their goals.

Community Programs and Residents

Goal:

Facilitate individual, family and community self-sufficiency in partnership with resident organizations, government agencies and private organizations, to promote responsibility and well-being in our public housing projects. Promote pro-active participation of our residents in community affairs and administrative aspects of their projects as well as reducing criminal activity, resulting in a better quality of life.

Objectives:

5.2

- Achieve a better quality of life for our residents.
- Promote individual self-sufficiency of our residents.
- Develop the participants' individual self esteem and community solidarity, promote the development of values and reduce crime through recreation and sport.
- Strengthen the skills and capabilities of residents through a community intervention model aimed at improving the quality of life and minimize the violence, crime and drug problem.
- Provide support to administrative staff to keep organized and active 80% of the Residents Councils of Public Housing Communities.
- Evaluate the performance of administrative staff in the development of the Resident Services programs in public housing projects in order to achieve and improved the quality of life.
- Integrate the golden age population in group activities focused on the area of health-related prevention, advocacy and criminal drug use.
- Develop programs that strengthen families and individuals by providing access to the necessary tools and opportunities to those aimed at economic self-sufficiency.
- Provide homeownership to the public housing residents.
- Promote Community Service Requirement and / or Economic Self-Sufficiency as an instrument of integration and community involvement.
- Reduce crime and drug related problems in our communities thru prevention programs in partnership with eleven non-governmental organizations (NGO).

Information Technology Area

- Implementation of Disaster Recovery and Alternate Site Operations Center.
- Designing, implementing the new IP schema AVP Network.
- Implementation the new domain for the Agency (PRPHA.local).
- Updating the exchange system.
- Will connect all regional offices to WAN on Central Office with domain of the PHAPR.
- Will connect to the offices management agents (330 projects) with the central office for PHAPR.
- Updating the agency switchboard (telephone system).
- Finish the installation and configuration of classroom training for employees and managers agents.
- Provide technical support to all areas and users, offices and programs PRPHA
- Make analysis for the acquisition of computer equipment that is consistent with the specifications of the selected financial application.
- Updating acquisition and implementation of Central Office Server virtualization and additional Storage Unification
- Creation of Internet and Intranet portal
- Provide seminars for all staff of PRPHA MIS, for staff professional development.
- Provide support to the Community Services Program (Resident Services) with the development of Learning Center. In the project that indicates the Community Services Program.

5.2

Development and Construction Area

1.Begin the design of the following projects:

- Los Peñas - RQ005010049 – San Juan
- Monte Isleño – RQ005008020 – Mayagüez
- Los Laureles – RQ005010039 – San Juan

2.Begin the construction of the following projects:

- José Gautier Benítez (Fase 1) – RQ005004004 – Caguas
- Agustín Stahl (Fase 2) – RQ005001005 – Aguadilla
- Bella Vista – RQ0052005 – Arecibo
- Alturas de Cupey, Fase II, RQ005010032, San Juan
- Las Gladiolas I, RQ005010025, San Juan
- Franklin D. Roosevelt, RQ004003, Mayagüez
- Puerta de Tierra (bloque A) Fase II, RQ005010003, San Juan
- Villa Monserrate (demolition), RQ005004002, Aguas Buenas
- Brisas del Turabo I – RQ005010 – Caguas
- Rafael Hernández (fase II) Rq004011 – Mayagüez
- Puerta de Tierra (fase IV – 236 unidades) – RQ00203 – San Juan

Security Office

Vision

A healthy administration of our resources and efforts with a functional structure of security.

Mission

Meet program goals and determine appropriate measures to reduce the incidence of crime and maintaining public security especially in Public Housing.

Goals

Currently there is the problem of the crime rate is going through Puerto Rico, which we identify as a social phenomenon extremely complex. That requires the unification of efforts to maximize results.

As part of public policy, aimed at reducing the crime rate and thus improve the quality of life for all who reside on the island. The Public Housing Administration (PHA) has created the Security Office staff and resources to establish and enforce public policy regarding public safety our project housing.

The PRPHA through the Security Office seeks to lead a multi sectoral and advanced inter agencies, coordinated, integrating and maximize the efforts of all state agencies (state and federal), private enterprise and the third sector

5.2

Objectives

Enforce the PHA Operational Security Protocol. It will be the instrument of preventive work and uniform operations must use the administrative agents hired by PRPHA in Puerto Rico.

Develop and Improve Security Electronic Systems;

Monitoring Centre

Review and improve the Center Operating Regulations.

Adjust it to current technological changes.

-Camera System

Improve existing systems and redesign existing infrastructure to optimize the operation and results

-Implementation Shot Spotter

Electronic system to assist the authorities in identifying the use of firearms.

Phase 1 - Installation September 2012 to February 2013.

Phase 2 - will remain in operation 3 years.

Pilot Safety-South Area

This Plan aims to reduce the crime rate in the south area of PR, targeting 27 public housing. It consists of a collaborative agreement between the PR Police Department and PRPHA. It will last for one year.

-MOUS

PR Police Department and PRPHA.
Monitoring Center and Shot Spotter.

HUD-OIG, and PRPHA, PR Police
HUD regulation violations Research and State and Federal Laws
Be added researcher PR Treasury Department.

San Juan Municipal Police and PRPHA
Collaborative agreement to help reduce the crime rate and set in the residential community programs in San Juan.

-Provide training to PRPHA Security Coordinators as the Directors Agents Security Administrators.

-Provide staff PRPHA OS, with the equipment and resources necessary and appropriate to fulfill their duties and responsibilities

PRPHA Progress Report in the Previous 5-Year Plan

1. Eligibility, Selection and Admissions of Residents

- Implemented the System "Enterprise Income Verification (EIV) for verification of information and eligibility determination in the selection and continued occupancy.
- PIC was transmitted to 98.34% of the 50058 HUD when HUD formula requires 95%, which exceeds the average by more than 3%.
- Achieve full compliance with the tax credit program: 33 projects targeted; 3,835 verified units, and 297 pending verification.

2. Finance

- Compliance with the dates set for transmission to Washington of "Financial Data Schedule" (FDS), which is used to give the notes to the agency under the new PHAS. The financial part obtained a mark 24 of 25 and in general the agency improved its rating by at least five points in the overall score of 79 points to 83 in previous years.
- Obtained unqualified opinions on the financial statements of the last three years.
- Reduced days in accounts payable which was recognized by the Association of Contractors
- Completed and in use an automated system to control utility costs. The same is carried out according to the guidelines of the new regulation of Asset Management.
- Fixed billing by PREPA and accounting PRASA nonexistent or incorrectly charged to PRPHA.
- Implemented the Asset Management system in the area of Accounting and established an area of employees managing agents that monitor and municipalities resulting in better control of project budgets and expenses.
- Completed the obligation and expenditure of funds of two-year capital improvement.
- We approve a plan of financial reward in the agreement of employees and management of PRPHA.

5.2

3. Operation and Management

- REAC 2012 inspections were completed and the Agency received highest score for the PRPHA history.
- The Maintenance Division of the Bureau developed a Plan guides establishing Annual Maintenance and Preventive Maintenance Plan.
- For REAC 2013; 128 AMP'S for 288 AMP'S will be inspected
- Received a HUD approval for the hot water heater plan.
- Comply with the PHAS Certification

4. Community Programs and Residents

- **Learning Centers:**

Access to computers, internet network, internal electronic services, study area, more services programs for the community impact.

Residents will have the opportunity to be assisted by specialists in advanced technology, improving at the same time the quality of life, and promoting community activities and opportunities in employment and a better academic achievement.

- Our commitment to provide all public housing projects with learning centers including equipment and resources.
- There are 44 Learning Centers inaugurated or in progress.

- **Conversations:**

A series of meetings were held between the Residents Councils and the Secretary of the Department of Housing. During these, the Residents Councils expressed to the Secretary their concerns, needs and recommendations, which are evaluated to improve the operation of the Agency.

- Performed 326 Services Fairs impacting about 9,949 residents.
- We appointed a Section 3 Coordinator and established the PRPHA Section 3 Standard Operating Procedure. We trained PRPHA employees, contractors and public housing residents.
- Reach 8,364 residents of the Economic Self-Sufficiency Program.
- Recommendations were received from residents regarding the Letter of Rights for Residents of Public Housing and drafted the final document.
- The participation of 100,216 residents in Prevention and Drugs Abuse Programs.
- During 2012-2013 the PRPHA had eleven prevention services proposals. These services will be offered by the following private organizations:

- 1- Juan F. Woodroffe, Inc.
- 2- Forjando un Nuevo Comienzo, Corp.
- 3- Camera Mundi, Inc.
- 4- Taller de Fotoperiodismo, Inc.
- 5- The Luis A. Ferré Foundation, Inc.
- 6- Consultores Organizacionales, Educativos y Tecnológicos, Inc.
- 7- Centros Sor Isolina Ferré, Inc.
- 8- Job Connection Center, Inc.
- 9- Boys & Girls Club of PR, Inc.
- 10- Vanguard Asset Management Group, Inc.
- 11- CREARTE, Inc.

5.2

5. Security

- Residential inspections were conducted in Phase III related to the installation of security cameras / surveillance.
- Coordinate beginning of inspection and repair of cameras and systems installed in residential assets.
- Establish links to different Commanders areas of the Puerto Rico Police Department to facilitate communication and exchange of information related to criminal activity in public housing.
- Provide logistical and operational support to law enforcement, state and federal agencies.

6. Development and Construction

- The design of the following projects was completed;
 - Las Américas
 - El Coquí
 - Brisas del Turabo I y II
- Comprehensive Modernization and Demolition was completed in the following projects:
 - Jesús T. Piñero
 - Luis Muñoz Rivera
 - Los Lirios
 - Jardines de Montellanos
 - Ramírez de Arellanos
 - Los Mirtos
 - Lirios del Sur
 - Gladiolas I y II

5.2

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

I. Eligibility, Selection and Admissions Policies, including Deconcentration and Waiting List Procedures:

Objectives:

- Updating the ACOP under the regulations.
- Review of Lease to conform to the adopted policy.
- Implementation of the Contract.
- Review existing regulations to conform to the policy adopted.
- Implementation of regulations.
- Establish a School of Continuing Education on matters of Selection and Occupancy.

Administration Regional Waiting List Project (Site Base Regional Waiting List)

6.0

1. The administration of the Waiting List is in the Regional Office of PRPHA. The waiting list is organized by the project. The application for public housing includes a portion for the applicant chose the projects in the order interested for the waiting list.

Phase 1 - The citizen goes to the regional office of the PRPHA to request pre-application form.

Phase 2 - Once the pre-application form is filled, the citizen submitted at the regional office of the PRPHA.

Phase 3 - Once the official PRPHA receives it, the pre application form is stamped with the date and time of receipt.

Phase 4 - the family is notified that the pre-application has been preliminarily classified eligible and which is included in the waiting list.

Phase 5 - The information in the pre-application will be verified once it has been selected for final eligibility determination

II. Finance:

Refer to Attachment # 9

III. Rent Determination:

Refer to ACOP Attachment # 10, Chapter VI.

IV. Operations:

- The goal for this fiscal year will be the reorganization of the Property Management Area, based on the new regulations on "Asset Management" and "Project Base"
- Keep tracking of the hot water plan approved by HUD to ensure the approval of funds for the years 2013-2014.

A. Property Management Bureau

- Inspections for fiscal year 2013 are planned by HUD to begin in April 2013.
- The Agency complied with the Physical Inspection Indicator # 1 for fiscal years 2008, 2009, 2010, 2011 and 2012.
- The Maintenance Division developed a Plan to set Annual Maintenance Guidelines and Preventive Maintenance Plan.
- Continue with the monthly meetings with the Management Agents which will guide on everything related to the operational areas

B. Energy Reduction Plan

In accordance with 24 CFR Part 965.302 and the Energy Policy Act of Puerto Rico Public Housing Administration (PRPHA) is required to complete an energy audit for each PHA-owned at least once every five (5) years that serve as the bench marking of our PHA properties & the energy conservation measures, that are pertinent to the types of buildings and equipment operated by the PRPHA.

- The Agency submitted an Energy Audit of the common areas of 329 projects on August 19, 2009 to HUD & the Energy Affairs Administration.
- PRPHA requested to all 329 Public Housing Projects an Energy Plan and there were submitted to our area on December 14, 2009.
- PRPHA prepared & submitted its first Energy Reduction Plan on February 9, 2010 to the following agencies: Energy Affairs Administration, P.R. State Department and HUD.
- PRPHA prepared an Educational Energy Awareness Program that was delivered to the Administration Staff & residents of the following Public Housing Projects:

DATE	PUBLIC HOUSING PROJECTS
September 10 @ 11 , 2009	HUD Caribbean Field Office
September 22 , 2009	Yuquiyú II - Luquillo
September 29, 2012	Andrés Méndez Liceaga – San Sebastián
November 9, 2009	Department of Federal Programs - Manatí
November 16, 2009	Los Murales - Manatí
September, 2010	HUD Caribbean Field Office
August 18, 2010	Manuel Román Adames - Camuy
May 16, 2011	Márquez Arbona - Arecibo
September, 2011	HUD Caribbean Field Office
October 4, 2011	Dr. Víctor Berrios - Yabucoa
June 5, 2012	Las Palmas - Cataño
June 6, 2012	Villa España – San Juan
June 7, 2012	Alejandrino – San Juan
June 11, 2012	Alturas de Cupey – San Juan
June 12, 2012	Ramos Antonini – San Juan

- PRPHA drafted a protocol for the installation of Energy Efficient Equipment to units and the common areas at our public housings projects which was amended and signed on December 3, 2010 by the Secretary of the Department of Housing, Miguel Hernández Vivoni.

6.0

- Energy efficient equipment has been delivered in 281 public housing projects including 675 CFL'S, 6,800 Water Reduction Flow Quits & 7,219 Water Heaters.
- A standardized Energy Audit Assessment Form was developed between PRPHA & GVELOP for the purpose of Energy Audits.
- A type I Energy Audit (ASHRAE LEVEL 1) was completed to identify Energy Conservation Measures according to each public housing project.
- The second Energy Audit has being completed & the document is going to be submitted to HUD on the fourth week of November.
- PRPHA is building the largest solar photovoltaic (PV) installation on a government sponsored public housing project at Puerta de Tierra. It consists of 1,014 solar PV modules to be installed on existing roof areas and at a carport structure in the parking area.
- PRPHA & GVELOP will submit a second Energy Conservation & Reduction Plan ON December 2012 using all the data that was gathered during the Audit.

V. Grievance Procedures:

Refer to Attachment # 10 ACOP.

VI. Elderly Designated Projects:

The PRPHA has an approved designated plan for the following developments.

AMP	Development Name	Total Units	Expiration Date
RQ005010057	Nueva Puerta de San Juan	40	December /2013
RQ005010044	Emiliano Pol	208	December /2013
RQ005010040	Leopoldo Figueroa	240	December /2013
RQ005010041	Beatriz Lazalle	100	December /2013
RQ00505024	El Cemi II	240	December /2013

6.0

VII. Community Service and Self Sufficiency Programs:

Events January to September 2010	Participating Residents
Program Participants	7,678
326 Service Fairs	9,949
Education Program	
Law 217	1,500
Other (post graduate studies, institutes, and other services related to education)	1,074
Training Programs	
307 Trainings	1,569
Employment Programs	
Job Placement	2,101
Section 3 Programs	
Located in employment	2,362
Trained	2,870
Contracts	468
Business Development Program	
Microenterprise	85
Community Service Requirements	12,865 residents active by July 2012
Active Resident Councils	220
Residents Councils Participation Funds	\$102,570 (total during 2011)

VIII. PHA Safety and Crime Prevention Measures:

Electronic Monitoring System

- Evaluate the stored electronic equipment inventory and recommended their used as replacement parts installed systems in Phase I and II. Recommended the installation of a security system in the four residential belonging to Phase III with updated technology exclusively.
- It is conducting a study of the safety systems activated lines to implement appropriate solutions and enable a whole system.
- It is considering conducting a study of the safety systems in those residential areas where they were installed to determine current status of these and possible solutions to restore services.

IX. PHA Pet Policy:

Refer to ACOP Attachment # 10, Chapter X.

X. PHA Civil Rights Certification:

Refer to Form HUD 50077 Attachment # 1.

XI. PHA Fiscal Year Audit:

6.0

The Internal Audit Office annually prepares a Plan with the approval of PRPHA Governing Board. It summarizes the reports generated by the IAO during the fiscal year and establishes the expected audits according to a risk based analysis which is part of it. The OIA generates a Corrective Action Plan to follow up the results of the reports. In addition to the IAO develop a Training Plan as part of the Annual Plan according the areas expected to be reviewed.

XII. PHA Asset Management:

The PRPHA is engaging in activities that will contribute to the long-term asset management of its public housing inventory, including but not limited to, how the Agency Operating Plan for long-term, capital investment, rehabilitation, modernization, disposition, and other needs. Such management activities include and, are not limited to the following:

- Contracting of private management companies for the daily operations of the developments;
- Finalize transition to project-based accounting;
- Acquisition of non-dwelling and dwelling structures;
- Conduct annual comprehensive Physical Needs Assessment (PNA) of the public housing dwelling and non-dwelling stock; and
- Access to other HUD approved financial resources for the rehabilitation and/or modernization of the housing inventory.

XIII. Violence Against Women Act “VAWA”:

Refer to ACOP Attachment # 10, chapter XVI.

b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Federal law requires housing authorities to develop, with the input from residents of public housing, elected officials and the public in general, a plan that sets forth its major initiatives for the upcoming year. Therefore, the Puerto Rico Public Housing Administration (PRPHA) has prepared this plan in compliance with Section 511 of the “*Quality Housing and Work Responsibility Act of 1998*”, as amended, and the ensuring of the requirements of the US Department of Housing and Urban Development (HUD).

The purpose of the Annual Plan is to provide for local accountability and an easily identifiable source by which public housing residents and other members of the public may locate the Agency’s policies, rules and requirements related to the daily operations, progress and services. The Annual Plan also sets forth the Agency’s major goals and initiatives for the upcoming year.

Excellent customer service, fulfillment of the mission statement, and goals and objectives are ensured by the implementation of a series of public policies and procedures, which are included in this Annual Plan. These public policies and procedures cover the Admissions and Continued Occupancy Policy, Maintenance Plan, Community Service Policy, Pet Policy, Grievance Policy, among other PRPHA responsibilities.

The PRPHA Plan and supporting documents will also be available for public inspection at the PRPHA’s central office located at #606 Barbosa Avenue, 9th Floor – Strategic and Planning Office - in San Juan and on the website at www.avp.gobierno.pr. To examine the supporting documents should phone (787) 759-9407 ext. 3549 to schedule an appointment.

In addition, information regarding any activities outlined in this plan can be obtained by contacting PRPHA’s central and local offices, and the developments administrative offices. The PRPHA will also provide copy of the Agency Plan for review to all the PRPHA Resident Councils.

6.0

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.

Hope VI:

The “New San Juan Gateway” (NSLG) project was an initiative of the Housing Department of Puerto Rico (HDPR) and the Puerto Rico Public Housing Administration (PRPHA), which geared towards a physical, economic and social transformation of Manuel A. Pérez project (MAP). Improving the security and life conditions of the public housing resident. The revitalization initiatives for the community provided for the exploration and request of HUD approved financial strategies, other than those funds provided by means of Operating Subsidy and/or the Capital Funds Program. On November of 1993, the PRPHA was awarded a grant for the amount of fifty million dollars (\$50,000,000.00) from the HOPE VI Program. Obtained HUD approval of revised Redevelopment Plan to supplement the efforts of HOPE VI project in the Project Manuel A. Pérez.

On July 15, 2011, was given the order to proceed to begin construction of the comprehensive modernization project to complement the work of modernization in the Project Ext Manuel A. Perez RQ 3105. The project consisted of demolition of 72 units that were not completed by the contractor, comprehensive modernization of 252 units remaining to be upgraded. The projected date to complete the project is September 22, 2014.

Mixed Finance Modernization or Development:

On August 7, 2008 the PRPHA closed a Mixed –Finance Transaction to complete the comprehensive modernization of 4,132 units, distributed among 33 development, as follows:

7.0

AMP	Development Name	Total Units	Total Bldg
RQ005009010	Ponce de León	52	5
RQ005009017	Aristides Chavier	360	39
RQ005009019	Rafael López Nussa	220	25
RQ005010015	Villa España	212	19
RQ005004001	Vista Alegre	74	8
RQ005006008	Práxedes Santiago	82	14
RQ005002014	El Dorado	32	4
RQ005009003	Luis Muñoz Rivera	128	15
RQ005001018	Andrés M. Liceaga	48	6
RQ005005019	Pedro Rosario Nieves	152	20
RQ005002003	Trina Padilla de Sanz	176	20
RQ005008018	Sábalos Nuevos (Ext. Sábalos Gardens)	141	15
RQ005009022	La Ceiba	112	12
RQ005010028	San Fernando	214	16
RQ005006005	Jardines de Montellano	130	10
RQ005010030	Jardines de Campo Rico	89	6
RQ005006018	Carioca	42	7
RQ005005004	Los Mirtos	192	13
RQ005004009	Turabo Heights	186	24
RQ005005005	Lagos de Blasina	176	13
RQ005005006	Catañito Gardens	124	7
RQ005010043	Jardines de Cupey	218	20
RQ005004020	La Lorenzana	60	6

RQ0055003006	Brisas de Bayamón	84	6
RQ005005009	La Esmeralda	48	2
RQ005005010	El Coral	100	7
RQ005002029	Las Violetas	46	5
RQ005002006	La Meseta	188	7
RQ005007004	Jardines de Oriente	88	12
RQ005007007	Villas del Río	100	9
RQ005010046	Las Dalias	104	13
RQ005006007	Brisas de Cayey	84	8
RQ005005025	Yuquiyú II	70	7
	Total Units	4,132	400

Such developments are not included in the PRPHA's Five Year Action Plan, as the work being performed is not funded through the Agency's Capital Fund Program.

Demolition and/or Disposition:

7.0

It is the PRPHA's objective to demolish and/or dispose of obsolete public housing developments and/or units. The PRPHA has HUD's approval to demolish part or entire following developments:

AMP	Development Name	Total Units	Total Bldg
RQ005005002	Felipe Sánchez Osorio	186	21
RQ005010003	Puerta de Tierra	484	11
RQ005004004	José Gautier Benítez	492	51
RQ005003026	Los Álamos	376	29
RQ005009003	Luis Muñoz Rivera	Administrative Office	1
RQ005002006	La Meseta	Administrative Office	1
RQ005501003	Las Amapolas	204	12

The PRPHA has submitted during the current year or plans to submit in the upcoming year the following developments for partial or entire demolition:

AMP	Development Name	Total Units	Total Bldg
RQ005008016	Rafael Hernández "Kennedy"	84	9
RQ005008008/8009	Franklin Delano Roosevelt	Community / Day Care Center	1
RQ005004002	Villa Monserrate	104	8
RQ005005028	Los Cedros	324	2
RQ005005103	Torres de Sabana	452	5
RQ005005028	Santa Catalina	6	1
RQ005005002	Felipe Sánchez Osorio	Basketball Court /Administration Bldg.	1
RQ005004006	Brisas del Turabo I	12	1
RQ005004007	Brisas del Turabo II	12	1

The PRPHA has submitted during the current year or plans to submit in the upcoming year the following developments for partial or entire disposition:

AMP	Development Name	Total Units	Total Bldg
RQ005010038	Las Amapolas	204	12
RQ005003026	Los Alamos	376	29
RQ005004002	Villa Monserrate	104	8

Extraordinary Maintenances (see Attachment 10) and projects to modernize (see Attachment 10).

Conversion of Public Housing:

The PRPHA does not have converted public housing developments, and does not plan to submit a conversion application for HUD's approval.

Homeownership:

Section 5 (H)

7.0

Projects	Municipalities	RQ	Units
Antigua Vía	San Juan	005192	17
Alturas de Cibuco	Corozal	005182	19
Cidra Housing	Cidra	005249	7
Villa de Los Santos I	Arecibo	005199	11
Villa de Los Santos II	Arecibo	005175	15
Las Delicias	Ponce	005160	8
Alturas de Vega Baja	Vega Baja	005190	14

Section 32 (Proposal signed December 28, 2008)

Projects	Municipalities	RQ	Units
Caguax	Caguas	5004008	20
Ext. La Granja	Caguas	5004013	25
Santa Elena	Yabucoa	5007011	60
Reparto Horizonte	Yabucoa	5004013	37
Villa Navarro	Maunabo	5007005	79
Alturas de Montellano	Cayey	5006006	80
Estancias de Santa Isabel	Santa Isabel	5007005	14
Cana Housing	Ponce	5009026	96

Turnkey III

Project	Municipalities	RQ	Units
Jardines de Quintana	San Juan	005030	2
Ramírez de Arellano	Mayagüez	005053	80

7.0	Section 5(H)			
	Projects	Municipalities	RQ	Units
	Jardines de Buena Vista	Cayey	005058	1
	Los Laureles	Cayey	005029	1
	Villa Evangelina IV	Manatí	005147	11
	Villa Evangelina II	Manatí	005121	1
	Villa Evangelina III	Manatí	005146	2
	Jesús María Lago	Utua	005107	2
	Campo Verde	Bayamón	005240	14
	Santa Catalina	Bayamón	005115	2
	El Cortijo	Bayamón	005215	1
	Reparto Valencia	Bayamón	005215 A	3
	Miraflores II	Bayamón	005091	1
	Felipe Sánchez Osorio	Carolina	003025	2
<u>Project- Based Voucher:</u>				
The PRPHA is not recipients of project-based vouchers.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.			
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Refer to HUD-50075.1, Attachment 7</p>			
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Refer to HUD-50075.2, Attachment 8</p>			
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>Refer to information provided in Form HUD-50075.1 and 50075.2., Attachments 7 and 8</p>			

<p>9.0</p>	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The housing needs families on the waiting list for public housing will be made by a mechanized system and it will be for projects. The Currently total number in the waiting list is 8,940 people.</p>
<p>9.1</p>	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Selection and Occupancy Area will provide affordable housing, safe and decent to the applicants on the waiting list, in compliance with applicable regulations. It will address the need by allocating housing, transportation and mandatory changes in response to court orders.</p>

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.

- Modernization of Units:

Projects:	Units:
Jesús T. Piñero	124
Maximino Miranda	100
Jardines de Montellanos	130
Los Mirtos	144
Lirios del Sur	400
Ramírez de Arellanos	80

- Projects to the design phase; José Gautier Benítez (Phase 1 and 2), Villa Monserrate (demolition), Franklin Delano Roosevelt, Felipe Sánchez Osorio, Las Gladiolas I (new construction), El Coqui, Brisas del Turabo .
- We are in Phase VII Reduction Plan and Energy Conservation;
- Seeking financial strategies with HUD approval;
- Project management by municipalities;
- Prevention Programs, Education, Social and Economics Resident;
- Make amendments to the ACOP;
- The Public Housing Administration is making efforts and identifying sources of funding to purchase new housing units as a strategy to enhance and rejuvenate the current inventory of public housing in Puerto Rico.

10.0

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”.

The PRPHA’s will amend or modify its agency plan upon the occurrence of any of the following events, if and only if, the events are not included in the approved annual plan during the term of the an approved plan, as it constitutes a significant amendment and substantial deviation/modification:

- Changes to rent or admissions policies or organization of the waiting list;
- Any change in regards to demolition or disposition, designation, homeownership programs or conversion activities; or
- Addition of non-emergency work items not included in the Annual Statement or Five Year Action Plan, or change in the use of replacement reserve funds under the Capital Fund Program.

An exception to this definition will be made if there are changes to the requirements Federal Regulations. Those changes will not be considered significant amendments.

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (1) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (2) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (3) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (4) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (5) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (6) Challenged Elements
- (7) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (8) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)
- (9) Financial Resources
- (10) ACOP
- (11) Certification by State or Local Official of PHA Plans Consistency w/the Consolidated Plan
- (12) Public Hearing Announcements
- (13) Sign-in Sheets
- (14) Public Hearing Minutes
- (15) Photos

11.0